



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment – Mailed Notice Requirements**
Public Hearing: Planning and Zoning Board
Date & Time: **January 9, 2019; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code (Zoning Code), Amending Article 3, "Development Review," Division 3, "Uniform Notice and Procedures for Public Hearing," Section 3-302 "Notice," Division 5, "Planned Area Development," Section 3-506 "Application and Review Procedures for approval of plans," Division 6, "Appeals," Section 3-606 "Procedure for appeals," Division 7 "Moratorium," Section 3-708 "City Commission Review and Decision," Division 10 "Transfer of Development Rights," Section 3-1006 "Review and Approval of use of TDRs on Receiver Sites," Division 12 "Abandonment and Vacations," Section 3-1205 "City Commission Review and Decision," Division 15 "Comprehensive Plan Text and Map Amendments," Section 3-1509 "Transmittal Hearing," and Article 5 "Development Standards," Division 6 "Design Review Standards," Section 5-604 "Coral Gables Mediterranean Style Design Standards," providing for required mailed notice for certain actions pursuant to the Zoning Code, providing for repealer provision, severability clause, codification, and providing for an effective date.

2. BACKGROUND INFORMATION

As directed by the City Commission, Staff has prepared Zoning Code text amendments to expand required mail notice. The proposed text amendments will generally require mailed notice for both Planning and Zoning Board and City Commission meetings when taking action on zoning applications.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed text amendment is provided as Attachment A in ~~striketrough~~/underline format.

4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.

- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan.

6. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement	12.28.18
Posted agenda at City Hall	12.28.18
Posted Staff report on City web page	01.04.19

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval**.

8. ATTACHMENTS

- A. Draft Ordinance.
- B. 12.28.19 Legal advertisement published.

Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE (ZONING CODE), AMENDING ARTICLE 3, “DEVELOPMENT REVIEW,” DIVISION 3, “UNIFORM NOTICE AND PROCEDURES FOR PUBLIC HEARING,” SECTION 3-302 “NOTICE,” DIVISION 5, “PLANNED AREA DEVELOPMENT,” SECTION 3-506 “APPLICATION AND REVIEW PROCEDURES FOR APPROVAL OF PLANS,” DIVISION 6, “APPEALS,” SECTION 3-606 “PROCEDURE FOR APPEALS,” DIVISION 7 “MORATORIUM,” SECTION 3-708 “CITY COMMISSION REVIEW AND DECISION,” DIVISION 10 “TRANSFER OF DEVELOPMENT RIGHTS,” SECTION 3-1006 “REVIEW AND APPROVAL OF USE OF TDRS ON RECEIVER SITES,” DIVISION 12 “ABANDONMENT AND VACATIONS,” SECTION 3-1205 “CITY COMMISSION REVIEW AND DECISION,” DIVISION 15 “COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS,” SECTION 3-1509 “TRANSMITTAL HEARING,” AND ARTICLE 5 “DEVELOPMENT STANDARDS,” DIVISION 6 “DESIGN REVIEW STANDARDS,” SECTION 5-604 “CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS,” PROVIDING FOR REQUIRED MAILED NOTICE FOR CERTAIN ACTIONS UNDERTAKEN PURSUANT TO THE ZONING CODE, PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the desire of the City Commission to give its citizens additional notice for certain actions undertaken pursuant to the City of Coral Gables Zoning Code (Zoning Code); and

WHEREAS, providing required mailed notice for certain actions undertaken pursuant to the Zoning Code will provide City of Coral Gables citizens with additional information of its government actions; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: _to_) of the text amendment; and

WHEREAS, on _____ the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: __-__); and

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

WHEREAS, the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: __-__),

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

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 follows¹:

ARTICLE 3-GENERAL PROVISIONS

Division 3. Uniform Notice and Procedures for Public Hearing

Section 3-301. Applicability.

The procedures set out in this Division shall be applicable to all public hearings required by any provision of these regulations.

Section 3-302. Notice.

In every case where a public hearing is required pursuant to the provisions of these regulations and other applicable Florida Statute requirements, the City shall provide a Notice of Hearing in the manner set out in this section and as summarized in the following table:

¹ Deletions are indicated by ~~striketrough~~. Insertions are indicated by underline.

Types of Public Notices ^{1,2}

Type of Application	Type of Notice	Timing of Notice Before ...		
		Board Public Hearing (if required)	First Commission Public Hearing (if required)	Second Commission Public Hearing (if required)
<i>Abandonment and Vacations³</i>	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days		<u>10 days</u>
<i>Annexation</i>	Publication	10 days		10 days
	Mail	10 days		
<i>Appeals</i>	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days	<u>10 days</u>	
<i>Board of Architects</i>	Posting	5 days		
<i>Comprehensive Plan Amendments</i>				
<i>Small Scale Map Amendments; city initiated</i>	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days		<u>10 days</u>
<i>Small Scale Map Amendments; initiated by other than the City</i>	Publication	10 days		<u>5 days</u>
	Posting	10 days		
	Mail	10 days		
<i>Compliance Agreement with the State</i>	Publication	10 days	10 days	10 days
<i>Comprehensive Plan Map and Text, other than Small Scale</i>	Publication	10 days	7 days	5 days
<i>Comprehensive Plan Text Amendments, affecting specific properties</i>	Mail	<u>10 days</u>		<u>10 days</u>
<i>Conditional Use</i>	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days	<u>10 days (Resolution)</u>	<u>10 days</u>
<i>Coral Gables Mediterranean Architectural Design Special Location Site Plan Review</i>	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days	<u>10 days</u>	

Timing of Notice Before ...				
Type of Application	Type of Notice	Board Public Hearing (if required)	First Commission Public Hearing (if required)	Second Commission Public Hearing (if required)
<i>Development Agreement</i>				
General	Publication	7 days	7 days	7 days
	Posting	10 days		
Affected Property Owners	Mail	10 days		<u>10 days</u>
<i>Development of Regional Impact and Notice of Proposed Change</i>				
	Publication	10 days	60 days	5 days
	Posting	10 days		
	Mail	10 days		<u>10 days</u>
<i>Historic Preservation: Designations and Certificate of Appropriateness</i>				
Designation of Landmark or District	Publication	10 days		
	Posting	10 days		
	Mail	10 days		
Certificate of Appropriateness (Special)	Publication	10 days		
	Posting	10 days		
Certificate of Appropriateness (Special) with Variance	Publication	10 days		
	Posting	10 days		
	Mail	10 days		
<i>Moratorium and Zoning in Progress</i>				
<u>Moratorium</u>	<u>Publication</u>	<u>10 days</u>	<u>7 days</u>	<u>5 days</u>
	Mail	10 days		<u>10 days</u>
<u>Zoning in Progress</u>	<u>Publication</u>	<u>10 days</u>	<u>7 days</u>	<u>5 days</u>
<i>Planned Area Development Designation</i>				
	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days		<u>10 days</u>
<i>Separation/Establishment of a Building Site</i>				
Administrative Building Site Determination	Post DRO determination			
Conditional Use	Publication	10 days		10 days
	Posting	10 days		

Timing of Notice Before ...				
Type of Application	Type of Notice	Board Public Hearing (if required)	First Commission Public Hearing (if required)	Second Commission Public Hearing (if required)
	Mail	10 days	<u>10 days</u>	
<i>Site Plan (MXD, PAD, other)</i>	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days	<u>10 days (Resolution)</u>	<u>10 days</u>
<i>Subdivision Review for a Tentative Plat and Variances</i>	Publication	10 days		
	Posting	10 days		
	Mail	10 days		
<i>Subdivision Review for a Final Plat and Variances (Resolution)</i>	Publication		10 days	
	Mail		<u>10 days</u>	
<i>Transfer of Development Rights</i>				
Sending Site Plan Application	Publication	10 days		
	Posting	10 days		
	Mail	10 days		
Receiving Site Plan Application	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days		<u>10 days</u>
<i>University Campus District Modification to the Adopted Campus Master Plan</i>	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days		<u>10 days</u>
<i>Variances</i>	Publication	10 days		
	Posting	10 days		
	Mail	10 days		
<i>Zoning Code Text Amendment (if affecting a limited number of property owners within an area)</i>	Publication	10 days		10 days
	Mail	<u>10 days</u>		<u>10 days</u>
<i>Zoning Code Text Amendment (Use Changes) - Amendment to text that changes actual list of permitted, conditional, or prohibited</i>	Publication	10 days	7 days	5 days

Timing of Notice Before ...				
Type of Application	Type of Notice	Board Public Hearing (if required)	First Commission Public Hearing (if required)	Second Commission Public Hearing (if required)
uses within a zoning category				
Zoning District Map Amendment				
Initiated by other than the City	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days		<u>10 days</u>
< 10 contiguous acres; City initiated	Publication	10 days		10 days
	Posting	10 days		
	Mail	10 days	30 days	<u>10 days</u>
> 10 contiguous acres; City initiated	Publication	10 days	7 days	5 days
	Mail	10 days		<u>10 days</u>

¹ Applications which are not listed do not have public hearing notice requirements.

² The City may announce time and dates of future proceedings in notices or at noticed meetings.

³ See City Code for additional advertising requirements per the City Code proceedings.

⁴ Where the table differs from the substantive provisions within the zoning code the substantive provisions shall prevail.

C. Mail notices

1. Except for public hearings before the Board of Architects, or as otherwise provided in the Coral Gables Zoning Code (“Zoning Code”), a required ~~courtesy~~ notice of public hearings affecting specific properties containing general information as to the date, time, place of the hearing, property location and general nature of the application shall ~~may~~ be mailed to the subject property of the application, and to the property owners whose addresses are known by reference to the latest ad valorem tax record, within a one thousand (1,000) foot radius. It is provided, however, that the radius for a courtesy notice of public hearings for site specific applications for change in land use before the Planning and Zoning Board and City Commission shall be one-thousand five-hundred (1,500) feet. This notification requirement is measured in feet from the perimeter boundaries of the subject property.

The Development Review Official may require an additional area to receive a courtesy notice on any application. If a public hearing application before the Planning and Zoning Board is continued for more than ninety (90) days then re-notification shall be required. Continued public hearing applications that have incurred substantial changes may require re-notification, as determined by the Development Review Official. The Development Review Official may also require courtesy notices on applications that are not typically required to be noticed if it is determined that such notification is desirable.

2. Courtesy Required notice, unless otherwise provided in this Zoning Code, shall be mailed at least ten (10) days prior to the date of the public hearing. It is provided, however, where action is required to be taken by the City Commission by ordinance affecting a limited number of parcels in a specific area in the sole determination of the Development Review Official, mailed notice shall only be required for the second public hearing/Second Reading of such ordinance. For applications filed pursuant to this Zoning Code, before the Planning and Zoning Board the applicant, which term shall include the Development Review Official or other city official when such official is the applicant under these regulations, shall be responsible for both mailing the required notice and any courtesy notice, as well as any re-notice, and such applicant is required to provide a sworn affidavit indicating completion in accordance with this section.
3. Zoning District map amendments <10 acres. When a proposed ordinance is ~~initiated by the City that~~ changes the actual zoning map designation for a parcel or parcels of land less than ten (10) acres, ~~the Secretary of the Planning and Zoning Board shall~~ notify notice by mail shall be in accordance with the provisions of C. 1 and 2 above. ~~each real property owner whose land the City will be redesignated by enactment of the ordinance and whose address is known by reference to the latest ad valorem tax records. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for the public hearing on such ordinance. Such notice shall be given at least ten (10) days prior to the date of the Planning and Zoning~~

~~Board public hearing, and again at least thirty (30) days prior to the date of the City Commission public hearing.~~

4. Comprehensive Plan small-scale map amendments. Notice of small-scale development amendments to the Comprehensive Plan, ~~initiated by the City,~~ shall be mailed to each property owner of record in the current tax rolls that is the subject of the small-scale map amendment. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for the public hearing on such ordinance. Such notice shall be given at least ten (10) days prior to the date of the Planning and Zoning Board public hearing, and again at least ~~thirty (30)~~ ten 10 days prior to the date of the City Commission ~~public hearing~~ second public hearing/Second Reading. Additionally, courtesy mailed notice shall also be made on surrounding properties in the same manner as required notices as set forth in C. 1 and 2 above.
5. ~~Comprehensive Plan and Zoning District map amendments >10 acres.~~ Notice for ordinances ~~initiated by the City that change the actual zoning map designation of a parcel or parcels of land involving ten (10) contiguous acres or more, shall be mailed in accordance with the provisions of C. 1 and 2 above.~~ at least ten (10) days prior to the Planning and Zoning Board public hearing, again at least seven (7) days prior to the first City Commission public hearing and again at least five (5) days prior to the second City Commission adoption hearing. However, the City at its sole discretion may require a mail notification of a Zoning Code text amendment as prescribed by this subsection if it serves a public benefit to notify affected property owners.
6. Comprehensive Plan map amendments > 10 acres. Notice for ordinances shall provide courtesy mailed notice in the same manner as required notices as set forth in C. 1 and 2 above at least ten (10) days prior to the date of the Planning and Zoning Board public hearing, at least ten (10) days prior to the City Commission's transmittal hearing and at least ten (10) days prior to the City Commission's second public hearing/Second Reading.
7. Zoning Code Text Amendments. The Development Review Official at such Official's sole discretion may require a mail notification of a Zoning Code text amendment as prescribed by this subsection if it serves a public benefit to notify affected property owners. It is provided, however, where in the sole determination of the Development Review Official, a Zoning Code text amendment affects a limited number of property owners within an area, such property owners and surrounding property owners shall receive notice in accordance with C.1 and C. 2 above.
8. Comprehensive Plan Text Amendments. Where a Comprehensive Plan Text Amendment, in the sole determination of the Development Review Official, affects a limited number of properties within an area, such property owners and surrounding property owners shall be provided courtesy notice in the same manner as required notices as set forth in C. 1 and 2 above at least ten (10) days prior to the date of the Planning and Zoning Board public hearing, at least ten (10) days prior to the City Commission's transmittal hearing and at least ten (10) days prior to the City Commission's second public hearing/Second Reading.

9 6. Development agreements. Notice of a proposed Development Agreement shall be mailed to all affected property owners at least ten (10) days prior to the first public hearing and to surrounding property owners in accordance with the provisions of C.1 and C. 2 above.

10 7. A copy of mailed notices shall be available for public inspection during the regular business hours of the City Clerk and/or the City Department that is responsible for the required reviews provided for herein.

118. Failure to mail or receive courtesy notice shall not affect any action or proceeding taken under these regulations. Where ~~F~~ the applicant ~~shall be~~ is required to provide mailed notice a mailing list and labels of the area within the radius prescribed above ~~to the City~~ and provides a sworn affidavit certifying compliance with the mailed noticed requirements as set forth in this section, there shall be a rebuttable presumption that the required notice provided by the section was properly mailed and received. The failure to receive such required notice where properly mailed pursuant to this Section shall not affect any action or proceeding taken under these regulations. ~~Individual courtesy notices are not required when the property being considered constitutes more than ten (10) contiguous acres.~~

Division 5. Planned Area Development

Section 3-506. Application and review procedures for approval of plans.

E. Notice of hearings before the Planning and Zoning Board and City Commission for PADs shall be in accordance with the provisions of Article 3 Division 3 of these regulations.

Division 6. Appeals

Section 3-606. Procedures for appeals.

The following procedures shall govern the filing of appeals:

B. Appeals of Board of Adjustment, Board of Architects, Historic Preservation Board, and Planning and Zoning Board. Any aggrieved party desiring to appeal a decision of the Board of Adjustment, Board of Architects or Historic

Preservation Board, or a tentative plat decision of the Planning and Zoning Board, shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk, whose duty it shall then become to send a written notice of such appeal to all persons previously notified by the Board in the underlying matter. The appeal shall then be heard by the City Commission at its next meeting, provided at least ten (10) days has intervened between the time of the filing of the Notice of Appeal, as well as at least ten (10) days from the date of mailed notice as required pursuant to subsection E below and the date of such meeting; if ten (10) days shall not intervene between the time of the filing of the notice and the date of the next meeting or (10) days shall not intervene between the sending of the mailed notice and the date of the next meeting, then the appeal shall be heard at the next regular meeting of the City Commission and the City Commission shall render a decision, without any unnecessary or undue delay, unless application for deferral has been made as permitted in Section 3-608 of this Division.

E. Notice of hearings of appeals before the Board of Adjustment, Board of Architects, or City Commission shall be in accordance with the provisions of Article 3 Division 3 of these regulations; provided however, notice shall be mailed at least ten (10) days prior to the date of such public hearing.

Division 7. Moratorium

Section 3-708. City Commission review and decision.

F. The City staff shall provide notice of hearing of the City Commission meeting in accordance with the provisions of Article 3 Division 3 of these regulations.

Division 10. Transfer of Development Rights

Section 3-1006 Review and approval of use of TDRs on receiver sites.

A. An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:

5. Notice of hearings provided in accordance with the provisions of Article 3, Division 3 of these regulations.

The Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Division 12. Abandonment and Vacations

Section 3-1205. City Commission review and decision.

The City Commission in its sole discretion, after notice of hearing in accordance with Article 3 Division 3, may approve, approve with conditions or deny an application for the abandonment or vacation of city streets, alleys, easement and other non-fee interests which the City may have in real property.

Division 15. Comprehensive Plan Text and Map Amendments

Section 3-1509. Transmittal hearing.

D. City Commission transmittal hearing shall be noticed in accordance with the provisions of Article 3 Division 3.

ARTICLE 5-DEVELOPMENT STANDARDS

Division 6. Design Review Standards

Section 5-604. Coral Gables Mediterranean Style Design Standards.

A. Purpose and applicability.

7. Special location site plan review. Properties in the MF2, C, CL and I Districts which are adjacent to or across public rights-of-way or waterways from an SFR District or MF1 District shall comply with the following requirements to secure bonuses:

c. Review criterion. Applications considered pursuant to these regulations must demonstrate that they have satisfied all of the below listed criterion. The Planning Department shall evaluate the application with reference to each of the below criteria and provide a recommendation to the Planning and Zoning Board and City Commission. The Planning Department, Planning and Zoning Board and City Commission, after notice in accordance with the provisions of Article 3 Division 3 shall make specific findings of fact that all of the below listed criterion are satisfied. The criterion is as follows:

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 City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

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 herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2019.

APPROVED:

RAUL J. VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - JAN. 9, 2019

in the XXXX Court,
was published in said newspaper in the issues of

12/28/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

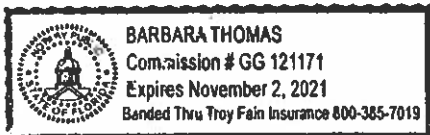
Guillermo Garcia

Sworn to and subscribed before me this
28 day of DECEMBER, A.D. 2018

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/ Times Wednesday, January 9, 2019, 6:00 - 9:00 p.m.
Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part II (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code (Zoning Code), Amending Article 3, "Development Review," Division 3, "Uniform Notice and Procedures for Public Hearing," Section 3-302 "Notice," Division 5, "Planned Area Development," Section 3-506 "Application and Review Procedures for approval of plans," Division 6, "Appeals," Section 3-606 "Procedure for appeals," Division 7 "Moratorium," Section 3-708 "City Commission Review and Decision," Division 10 "Transfer of Development Rights," Section 3-1006 "Review and Approval of use of TDRs on Receiver Sites," Division 12 "Abandonment and Vacations," Section 3-1205 "City Commission Review and Decision," Division 15 "Comprehensive Plan Text and Map Amendments," Section 3-1509 "Transmittal Hearing," and Article 5 "Development Standards," Division 6 "Design Review Standards," Section 5-604 "Coral Gables Mediterranean Style Design Standards," providing for required mailed notice for certain actions pursuant to the Zoning Code, providing for repealer provision, severability clause, codification, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code (Zoning Code), amending Article 2, "Decision Making and Administrative Bodies," Division 2, "Planning and Zoning Board," Section 2-203 "Meetings; quorum; required vote," providing for clarifying Planning and Zoning Board voting procedures, providing for repealer provision, severability clause, codification, and providing for an effective date

Notice of Public hearing

4. 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 5, "Development Standards," Division 11, "Landscaping," Section 5-1104, "General requirements," limiting locations for artificial turf; providing for severability, repealer, codification, and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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