City of Coral Gables
"The City Beautiful"

A Property Owner's Guide to Code Enforcement

Development Services Department
Code Enforcement Division
475 Biltmore Way – Suite 305
Coral Gables, Florida 33134

"Serving the City Beautiful"

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Code Enforcement is a division of the Development Services Department that is committed to working with citizens in a joint effort to preserve and improve the quality of life in the City of Coral Gables by enforcing the provisions of the City and Zoning Codes. While our goal is generally to obtain voluntary compliance, enforcement may include issuing Warnings, Notices of Violation, or civil citations (tickets). In addition, inspections are conducted at construction projects to ensure compliance with the Building & Zoning Codes.

For assistance, please call the Code Enforcement Hotline at **305-441-5777**.

After hours, please call the Police Department non-emergency number at **305-442-1600,** they will be able to file a report that we can use to move forward with complaints.

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The following topics are based on frequently asked questions. For your convenience when referencing the code, section numbers are included.

CC = City Code
ZC = Zoning Code
MDCC = Miami Dade County Code

Noise

CC Section 34-167 & 169.

It shall be unlawful for any person to make, continue, cause to be made or continued, or permit to be made or continued (when the source of the amplified noise is within the reasonable control of that person) any unreasonably loud, excessive, unnecessary or unusual noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace, or safety of others, within the limits of the city.

The following acts, among others, are declared to be loud, excessive, unnecessary or unusual noises in violation of this article, but this enumeration shall not be deemed to be exclusive, namely:

(1) *Horns, signaling devices, etc.* The sounding of any horn or signaling device on any automobile, motorcycle, bus or other vehicle on any street or public place in the city, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound or a siren, whistle or bell; and the sounding of any such device for any unnecessary and unreasonable period of time.

(2) *Amplified sound.* The making of amplified sound in such manner as to disturb the peace, quiet and comfort of the neighboring inhabitants with louder volume than is necessary for convenient hearing for the person who is in the room, vehicle, chamber, or outdoor private property in which such machine or device is operated and who are voluntary listeners thereto. The making of any such sounds:

a. Between the hours of 11:00 p.m. and 7:00 a.m. the following day on Sunday, Monday, Tuesday, Wednesday and Thursday; or

b. Between the hours of 12:00 midnight and 7:00 a.m. the following day on Friday and Saturday; in such manner as to be plainly audible at a distance of 100 feet from the source of the noise, or if the noise is emanating from a building, structure or vehicle, from any exterior edge of that building, structure or vehicle, shall be prima facie evidence of a violation of this section. Provided, however, that the making of amplified sound in connection with a special event or parade shall be governed by the applicable noise provisions in chapter 62 of this Code.

(3) *Animals.* The owning, keeping, possessing or maintaining of any domesticated animal which vocalizes (howls, yelps, barks, squawks, or generates any other noise) where the vocalizing is plainly audible at or within the property line of the sound-affected site or unit, and where:

a. Such vocalizing continues for more than five minutes without interruption, which is defined as an average of ten or more vocalizations per minute; or

b. Such vocalizing is repeated an average of five times or more per minute for 20 or more consecutive minutes. This subsection shall not apply if the domesticated animal is unreasonably provoked.

(4) *Exhausts.* The discharge into the open air of the exhaust of a steam engine, stationary internal combustion engine, flushing of boat motors, or motor vehicle that creates unreasonably loud or explosive noises.

(5) *Defect in vehicle or load.* The use of any automobile, motorcycle, jet ski, water bike, recreational vehicle, dirt bike or other motor vehicle so out of repair, so loaded or in such manner as to create unreasonably loud or unnecessary grating, grinding, rattling or other noise within a residential area.

(6) *Mufflers.* Every motor vehicle, motorcycle and motor-driven cycle muffler that creates unreasonably, excessive or unusual noise.

(7) *Schools, courts, hospitals.* The creation of any excessive or unreasonably loud noise on any street adjacent to any school, institution of learning, house of worship or court while the same are in use, or adjacent to any hospital, which unreasonably interferes with the workings of such institution, or which disturbs or unduly annoys the patients in the hospital, provided conspicuous signs are displayed in such streets indicating that it is a school, hospital or court street.

(8) *Noises to attract attention.* The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by creation of any unreasonably loud or unnecessary noise to any performance, show, sale, display or advertisement of merchandise.

(9) *Loudspeakers, etc.* The use or operation on or upon the public streets, alleys and thoroughfares anywhere in the city for any purpose of any device known as a sound truck, loudspeaker or sound amplifier or any other instrument of any kind or character which emits loud and raucous noises.

(10) *Power tools and landscaping equipment use by resident.* The operation of noise-producing lawn mowers, lawn edgers, weed trimmers, blowers, chippers, chainsaws, power tools and other noise-producing tools which are used to maintain the outdoors of a residence:

a. Between the hours of 8:00 p.m on Sunday, Monday, Tuesday, Wednesday and Thursday and 8:00 a.m. the following day;

b.Between the hours of 8:00 p.m on Friday and Saturday and 9:00 a.m. the following day.

c.On holidays, as established by section 1-2.

Lighting

ZC Section 12-102 & 12-103.

Section 12-102. Residential Outdoor lighting.

A. Purpose. The purpose of the provisions of this section is to provide low ambient lighting levels to protect the nighttime character of residential neighborhoods.

B. Outdoor lighting standards for residential properties.

1. All light sources shall not exceed a Correlated Color Temperature (CCT) of 3000 Kelvin.

2. Fully shielded outdoor light fixtures shall be controlled and directed to the object intended to be illuminated. The direct glare of shielded flood lighting shall not be visible from adjacent properties. The maximum allowed lumen output for shielded fixtures in SFR and MF1 zoning districts shall not exceed 2,000 lumens.

3. Partly shielded or unshielded light fixtures in SFR and MF1 zoning districts shall not exceed 1,000 lumens at the main entrance. All other partly shielded or unshielded light fixtures shall be limited to 500 lumens.

4. Low voltage landscape lighting shall be directed away from abutting or adjacent properties and not exceed 1,000 lumens.

5. Maximum pole height shall be fourteen (14) feet. Light poles greater than seven (7) feet are subject to zoning setbacks, as set forth in Article 2.

6. Illumination of multi-family building facades, displays, sculptures, signs, and other specific objects shall be lit from above, unless the light fixture does not exceed 3,500 lumens. Potential glare from below shall be avoided.

7. Reports of certified results of lighting tests or specifications of light fixtures may be required by the owner after installation to confirm compliance.

Section 12-103. Non-Residential Outdoor lighting.

A. Purpose. The purpose of the provisions of this section is to provide moderate lighting levels within non-residential districts while also protecting adjacent residential neighbors.

B. Outdoor lighting standards for non-residential properties. Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and night lighting of non-residential buildings, shall be permitted under the following conditions:

1. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the adjacent area and residential uses, the proposed lighting and direct glare will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties.

2. Outdoor lighting shall be shielded from any abutting or adjacent residential property so that any overspill of lighting onto abutting or adjacent properties shall not exceed one-half (½) foot-candle (vertical measured at 30" above finished grade) and one-half (½) foot candle (horizontal measured at ground level) illumination on abutting or adjacent properties.

3. Illumination of the building exterior shall be limited to the building façade base (e.g. storefronts, building entrances, parking podium, and other pedestrian level spaces) and the building façade top (e.g. building eave or roof overhang, architectural features, penthouse, and other elements at the roof). Architectural features within additional areas of the building may be illuminated upon approval of the Board of Architects to be consistent with the design style and character of the building.

4. All light sources on properties abutting or adjacent to residential may not exceed a Correlated Color Temperature (CCT) of 3000 Kelvin.

5. Proposed illumination of the façade top of non-residential buildings shall require approval by the Board of Architects.

6. Illumination of non-residential building facades, displays, sculptures, signs, and other specific objects shall be lit from above, unless the light fixture does not exceed 3,500 lumens. Potential glare from below shall be avoided.

7. All outdoor lighting lumens, except the ground floor building facade, shall be reduced by at least thirty percent (30%) after midnight. All non-residential surface parking lots and unenclosed parking areas shall reduce the lighting level to the minimum allowed by Miami-Dade County Code Sec. 8C-3 within thirty (30) minutes after close of business. Reduced lighting may be achieved by extinguishing certain light poles, dimming lighting levels, or a combination of the above.

8. Reports of certified results of lighting tests or specifications of light fixtures may be required by the owner after installation to confirm compliance.

Animals

CC Section 10-33. Dogs running at large prohibited; leashes required.

No dog, regardless of whether licensed, muzzled, unmuzzled, or inoculated against rabies, shall be allowed upon the public thoroughfares, streets, avenues or alleys, public lands or parks of the city or in public places such as restaurants, theaters, public conveyances and the like, or upon property other than that of its owner or custodian, unless the dog shall be fastened to a suitable leash of dependable strength, not to exceed eight feet in length. This section shall not apply to any dog when the dog is actually engaged in the sport of hunting in authorized areas and supervised by a competent person, to any dog utilized by a person who is blind or handicapped, or to any dog present within a posted and officially designated off-leash dog park or facility.

CC Section 10-10. Possession, harboring, sheltering or keeping of cats and Dogs.

It shall be unlawful for any person to possess, harbor, shelter, or keep more than four adult cats or four adult dogs at any one time, except veterinary hospitals properly licensed by the city. It shall be unlawful to maintain any cat or dog so as to create a nuisance by way of noise, odor, menace to health, or otherwise.

CC Section 10-9 & 10-5. Domestic animal and fowl.

It shall be unlawful for any person to keep, harbor, breed or feed any horses, ponies, cattle, goats, pigs or other livestock, or any pigeons, peacocks, chickens, ducks or roosters, or other fowl. It shall be unlawful for any person to keep, harbor, breed or maintain upon any subdivided lot in the city any pigeons, chickens, ducks, or roosters, or other domestic fowl

CC Section 10-8. Wild animals and reptiles, keeping.

Except as provided herein, it shall be unlawful for any person or persons to keep any wild animal within the City of Coral Gables provided, however, this section shall not apply to zoos, pet shops, medical or scientific institutions, or other places licensed for the showing or keeping of wild animals.

CC Section 10-3. Pigeons; feeding, keeping, etc., prohibited.

It shall be unlawful for any person to feed, keep, maintain, water or otherwise contribute to the existence of pigeons in the city.

Abandoned Property

Abandoned real property means any real property located in the city, whether vacant or occupied, that is in default on a mortgage, has had a lis pendens filed against it by the lender holding a mortgage on the property, is subject to an ongoing foreclosure action by the lender, is subject to an application for a tax deed or pending tax assessors lien sale, or has been transferred to the lender under a deed in lieu of foreclosure. The designation of a property as "abandoned" shall remain in place until such time as the property is sold or transferred to a new owner, the foreclosure action has been dismissed, and any default on the mortgage has been cured.

CC Section 34-202. Registration of abandoned real property.

Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property, upon default by the mortgagor. The mortgagee shall, within ten days of the inspection, register the property with the division of code enforcement, or its designee, on forms provided by the city, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.

CC Section 34-203. Maintenance requirements for abandoned real property.

Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned. The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure. Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable codes. Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf or sod designed specifically for residential installation. Acceptable maintenance of yards or landscape shall not include weeds, gravel, broken concrete or asphalt, or similar material. Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings and dead vegetation. Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable codes. If a pool is not kept full of water and filtered with a functioning pump, it must be covered to prevent the accumulation of water and the breeding of mosquitoes.

Certificate of Use

ZC Section 14-202.9.

Except for single family and multi-family uses, no person shall commence any use of any property, nor shall an occupational license or building permit be issued until an application for a Certificate of Use therefore has been filed with and approved by the Development Services Department on a form provided by the Department. Any use of a property under and pursuant to any Certificate of Use shall conform to the Certificate of Use. Any use for which a Certificate of Use has been issued must commence within one-hundred and eighty (180) days of the issuance of the Certificate of Use, and is valid for a period not to exceed one (1) year from the date of the issuance. All Certificates of Use shall be renewed by the applicant each year.

Local Business Tax

CC Section 66-22

A business tax is hereby levied on:

(1) Any person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any business within the city.

(2) Any person who maintains a permanent business location or branch office within the city for the privilege of engaging in or managing any profession or occupation within the city.

(3) Any person who does not qualify under subsection (1) or (2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce, if the business tax is not prohibited by article I, section 8 of the United States Constitution.

Such business tax shall be assessed against any business, occupation or profession and annually thereafter on or before October 1 of each year, unless October 1 falls on a weekend or holiday, in which case the tax would be due on the next working day following October 1 as long as such business, occupation or profession is carried on.

Professional practitioners are recognized professions regulated by state boards requiring examination and certification. Each person engaged in the practice of their profession, whether alone, in a partnership or as an employee of another person, partnership, corporation or professional association, shall pay a business tax.

Garage Sales

ZC Section 3-604.

Garage sales shall be permitted as a temporary use on the premises of residences, duplexes and apartments subject to the following conditions and restrictions:

A. No garage sale shall be conducted until and unless a permit shall have been obtained from the License Division of the City of Coral Gables. Only the owner or lessee of the property upon which the garage sale is being conducted may obtain such permit.

B. Before such permit shall be issued, the applicant shall file with the License Division an application containing the following information:
   Legal description and street address where such sale is to be conducted.
   Proof of ownership or lease of property.
   Date(s) of sale.
   Hour(s) of sale.
   Example of sign proposed.

C. Upon verification and compliance with the provisions of this section, and the payment of the proper fee, the License Division shall issue a permit the same day which shall designate the location of the sale and the day(s) upon which such sale(s) shall be conducted.

D. Only personal property owned by the seller and usual to a household may be sold or offered for sale by the owner or lessee of the residence, duplex or apartment as the case may be.

E. Only one (1) sign not exceeding forty (40) square inches in size may be displayed on the premises where such sale is being conducted. Such sign shall not be erected or placed closer than five (5) feet to the front or side property line.

F. Such garage sale shall be held only between the hours of 9:00 AM to 5:00 PM.

G. Personal property shall be exhibited or displayed only within established setbacks.

H. No more than two (2) consecutive days shall be permitted for any garage sale.

I. No more than two (2) garage sales shall be held from the same property within any calendar year, provided however, that such garage sales shall not be held within a thirty (30) day period from each other.

J. The garage sale permit shall be prominently displayed from the front of the building from which such sale is conducted. Upon the request of any Code Enforcement Officer of the City of Coral Gables, the owner or lessee of the property shall exhibit such permit.

K. By making application for such Garage Sale Permit, accepting said permit and conducting such sale, the owner or lessee of the property to whom such permit is granted, authorizes any Code Enforcement Officer of the City of Coral Gables to enter upon the property for the purpose of determining that such sale is being conducted in accordance with the provisions of this section. Any violation of the application and conditions of permit shall result in immediate revocation of the permit and termination of sales.

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Minimum Housing

CC Section 105-248. Foundation walls.

The foundation walls of every structure used for human habitation shall be maintained in good repair and be structurally sound. Foundation walls shall be considered to be in good repair and structurally sound if found free from damage or defects and capable of bearing imposed loads.

CC Section 105-249. Stairs, porches and railings.

The stairs, porches and railings affixed to the exterior of every structure used for human habitation shall be kept in good repair and structurally sound. They shall be free from holes and serious cracks, and shall be capable of supporting imposed loads.

CC Section 105-250. Weather and water tightness.

Every structure, used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced.

CC Section 105-278. Floors, walls, ceilings and roofs.

Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.

CC Section 105-281. Insect and rodent harborage.

The interior of every structure used for human habitation shall be kept free from insect, rodent, and vermin infestation. Where insect, rodent, or vermin infestation, harborage, or breeding areas exist, such areas, harborage, or infestation shall be eliminated.

Parking, Keeping, And Maintaining Boats, Trucks, Trailers, Recreational Vehicles, Etc.

ZC Section 3-411. Parking in residential areas.

It shall be unlawful for any person to park any vehicle displaying advertising signs or any truck, trailer, commercial vehicle, or recreational vehicle, in or upon any property, public or private, in any area of the City in a residential district. This prohibition, however, shall not apply in the following cases:

Vehicles which are entirely enclosed within the confines of an enclosed garage.

Vehicles used by licensed contractors or service establishments while actually doing work in such residential areas between the hours of 7:30 AM to 6:00 PM excluding Sundays and holidays, provided, however, that such vehicles shall contain written identification on both sides of the vehicle clearly indicating the name of the contractor or service establishment. Such identification shall be in conformance with the standards set forth in Section 8A-276(b), Commercial Vehicle Identification, of the Code of Metropolitan Dade County, Florida.

Vehicles carrying a sign displaying only a noncommercial message, including a sign dealing with the candidacy of individuals for elected office.

The loading or unloading of recreational vehicles as provided for under this Section.

Mobile cranes and other heavy equipment used during building construction.

One pickup truck may be parked outside of a residence if all three of the following requirements are met:

There are no items in the bed of the vehicle.

The vehicle has no commercial markings or advertising, and no commercial equipment or appendage is attached to the exterior of the vehicle.

The vehicle is unmodified and has no more than four (4) wheels.

Active loading or unloading of trucks, trailers or commercial vehicles is allowed, provided that such loading or unloading shall take no more than two (2) hours, and shall not be done between the hours of 7:00 PM of one day and 7:00 AM of the next day within residential districts or within one-hundred (100) feet of residential districts. If any portion of a building or structure falls within one-hundred (100) feet of a residential district then the entire building or structure shall be subject to these provisions.

The two (2) hour time limit shall not apply to residential moving trucks loading or unloading during the hours of 7:00 AM and 7:00 PM. If a residential move is to occur between 7:00 PM and 7:00 AM, the property owner shall request a special waiver for good cause from the Development Services Director.

If the active loading or unloading of a truck, trailer or commercial vehicle (other than a residential move) within a residential district or within one-hundred (100) feet of a residential district will take more than two (2) hours, or take place between 7:00 PM and 7:00 am, the property owner shall request a special waiver for good cause from the Development Services Director.

ZC Section 3-412. Trucks, trailers, commercial vehicles, and recreational vehicles-Parking upon streets and public places.

Except as provided for in this Article, no trucks, trailers, commercial vehicles, or recreational vehicles, shall be parked upon the streets or other public places of the City between the hours of 7:00 PM on one day and 7:00 AM of the next day. This prohibition is in addition to the total prohibition covering residential areas as provided in Section 3-411.

ZC Section 3-413. Boats and boat trailers.

Boats and boat trailers may be placed, kept or maintained or permitted to be placed, kept or maintained in any interior side or rear yard only. Parking surfaces for the placement of boats and boat trailers may be improved or unimproved.

Permits

ZC Section 14-202.7. Building permit

A permit must be obtained before commencement of any construction, demolition, modification or renovation of a building, structure, awning or canopy, unless this requirement is waived by the Building Official, except that the Building Official may not waive any required approvals by the Board of Architects. This also pertains to signs. Qualifying Permits for construction valued under $7500 may be waived in accordance with Florida Statutes, but property owners must apply for and obtain the waiver before commencing work.

ZC Section 14-202.8. Zoning permit

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications. Qualifying Permits for construction valued under $7500 may be waived in accordance with Florida Statutes, but property owners must apply for and obtain the waiver before commencing work.

Examples of some jobs that require Zoning Permits are:

- Asphalt resurfacing
- Awning recovery
- Chain link fence
- Driveway / Walkway
- Dumpster
- Exterior Painting
- Landscaping
- Storage containers (PODS)
- Portable toilets

CC Section 62-83. Public Works Permit

It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations.

ZC Section 5-301, 5-102 & 5-103. Painting

A palette approval is required to paint your house. There is a palette of colors approved by the Board of Architects, whose job is to ensure that the City's architecture is consistent with the City's regulations and to preserve the traditional aesthetic character of the community. All exterior coloring shall be approved by the Board of Architects, if different from the Board of Architects approved palette of colors.

CC Section 105-28. Construction and Dredging, at Night, On Weekend Days and Holidays

Construction prohibited. No construction, alteration or general repair of any building, structure, or other item for which a permit to construct, alter or repair is required by any ordinance of the city shall be done

(1)Monday through Friday before the hour of 7:30 a.m. or after 6:00 p.m.

(2)Saturday before the hour of 9:00 a.m. or after the hour of 5:30 p.m. No exterior construction shall be performed on any Saturday, at any time, in the city's residential zones or within 100 feet of said zones, except:

a. Work being performed by a property owner/resident under an owner-builder permit;
b. Work being performed by a property owner/resident that does not require a permit; and
c. Power/pressure cleaning of sidewalks, driveways or roofs.

(3) On any Sunday or any federal holiday as established by the federal government and on the date observed by the federal government as established by section 1-2 (which includes December 24 irrespective of when it is observed by the city).

The 100 feet shall be measured as the distance between the nearest property line for property zoned for residential use and either the property line for typical construction projects (i.e., single-family homes, multi-family buildings, mixed use buildings with residential units, single building sites) or the construction boundary (quasi property line), as determined by the building official, for large sites or staged work.

Open Permits

What is an "open" Permit?

1. A permit that has expired without the required inspection approvals;
2. Or it is missing the required paperwork in order to close-out the permit.

There are two types of "open" Permits:

1. Permits issued to the property owner (owner/builder);
2. Permits issued to a licensed contractor.

How do I "close" permits?

A. Owner/builder permits:

(1) Renew the expired permit by submitting a new and completed Permit Application;
(2) Obtain a copy of the plans from the Microfilm Division Office (305-460-5262), if applicable;
(3) Contact the Inspection Division (305-460-5245) and schedule all required pending inspections.

B. Licensed Contractor Permits (permits issued to a Contractor must be closed by that contractor):

(1) Renew the expired permit by submitting a new and completed Permit Application;
(2) Obtain a copy of the plans from the Microfilm Division Office (305-460-5262), if applicable;
(3) Contact the Inspection Division (305-460-5245) and schedule all required pending inspections.

What if the contractor is out-of-business?

Another licensed contractor or the property owner can apply for a Change of Contractor;

1. Complete a new Permit Application and a Change of Contractor Form;
2. Obtain a copy of the plans from the Microfilm Division Office (305-460-5262), if applicable;
3. Contact the Inspection Division (305-460-5245) and schedule all required pending inspections.

Where can I find the Permit Application and the Change of Contractor Form?

Applications and Forms are available at the Development Services Department located at 427 Biltmore Way. You can also visit the City of Coral Gables website at www.coralgables.com, click on Development Services Department, and go to the link for Forms and Applications.

Public Right-of-Way

CC Sec. 62-151. Streets, alleys, swale areas and rights-of-way to be kept clean and mowed.

All owners and occupants of property, whether improved or unimproved, shall maintain their property in a clean, litter-free and mowed condition, including abutting sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, parking lanes where they exist, or rights-of-way up to the edge of pavement of any public street. Landscape maintenance shall include, but not be limited to, mowing the grass and performing general edging, trimming, weed removal, and cleanup activities. General maintenance shall include, but not be limited to, removing debris, gum, and litter.

Additionally, in commercial areas of the city, properties and their surrounding areas including abutting sidewalks, alleys up to and including the median point of the alley, curbs, parking lanes where they exist, or rights-of-way up to the edge of pavement of any public street, must be deep cleaned at least every six months or more frequently as conditions may necessitate. Deep cleaning consists of pressure washing, scrub-brushing, or an alternative method of cleaning that effectively removes stains, grease, spray paint, motor oil and like substances. Specialty pavers and pavement treatments must be deep-cleaned consistent with city-approved cleaning protocols.

Property owners or their designees are prohibited from trimming trees and performing other activities within the city rights-of-way except in accordance with the provisions outlined in section 82-1 and as may otherwise be regulated by this Code.

Trash/Garbage/Recycling

CC Sec. 54-142. Locations of garbage and recycling containers permitted

Garbage and recycling containers shall be kept together in a place easily accessible to the inspectors and to the employees of the city and shall not be kept upon city or public property or neighboring property not in the ownership or tenancy of the person by whom the garbage or recycling is accumulated, whether such neighboring property is vacant or improved. Containers shall be kept at a point upon the premises of the owner or occupant immediately adjacent to either side of the residence, behind the front building elevation. Containers shall be screened from view from any street.

Whenever premises abut upon an alley, the garbage and recycling containers shall be placed within easy and convenient access from such alley and not closer to any side street than one-half of the breadth of the premises at the rear property line.

Maps

Trash Collection Map

Garbage Collection Map

Recycling Service Map

Trees, Shrubs, High Grass

CC Section 34-55 Weeds, grass or undergrowth

It shall be unlawful for any owner of any lot, parcel or tract of land within the city to permit weeds, grass or undergrowth to grow thereon to a height of 12 inches or more from the ground; or to permit rubbish, trash, debris, dead trees or other unsightly or unsanitary matter to remain thereon; or to permit the existence of depressions or excavations or any other condition on such premises wherein water may accumulate and stand in such manner or fashion as to make possible the propagation of mosquitoes therein.

CC Sec. 82-3. Defacement of trees, shrubs, vines, etc., in public places prohibited without permit.

No person shall, without a written permit from the city manager and the tree preservation agency, cut, prune, break, incline, injure, staple, pierce, affix any item to, remove or in any other way deface any living tree, shrub, orchid, or vine, in a public street, city right-of-way, or park, or cut, disturb or interfere in any way with the roots of any tree, shrub, orchid, or vine in a public street, city right-of-way, or park.

CC Sec. 82-29. Tree removal (private property).

No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article subject to any applicable state law.

Improper trimming of trees may result in a code violation. It's recommended that you consult with a certified arborist when trimming trees.

Watering Restrictions

MDCC Chapter 32-8

Restrictions apply to all users of any water resource within Miami-Dade County, whether from publicly or privately owned water utility systems, private wells, or private connections with surface water bodies. Landscape Irrigation for all property types and sizes is allowed 2 days a week on the schedule below.

Odd-numbered address: Wednesday and Saturday – 12 A.M. to 10 A.M. and/or 4 P.M. to 11:59 P.M.

Even-number address, installations with irrigation systems that irrigate both even and odd addresses, including multi-family units, homeowners associations and commercial complexes/retail shopping centers: Thursday and Sunday 12 A.M. to 10 A.M. and/or 4 P.M. to 11:59 P.M.

For the most efficient use of water, avoid irrigating during both time periods on the same day. Most lawns need only ¾ to 1 inch of water per week. **Watering is not allowed between 10 A.M. and 4 P.M.**

New Plantings, Sod or Landscape: On the day the new landscaping is installed, the new landscaping may be irrigated once without regard to the normally allowable watering days and times.

New landscaping which has been in place for thirty (30) days or less may be irrigated on Monday, Tuesday, Wednesday, Thursday, Saturday and/or Sunday. New landscaping which has been in place for thirty-one (31) to ninety (90) days may be irrigated on Monday, Wednesday, Thursday and/or Saturday. Any water shortage restrictions or other measures declared pursuant to Chapter 40E-21, F.A.C., or related District Governing Board or Executive Director orders which are more restrictive than a measure contained within this section, shall supersede this section for the duration of the applicable water shortage declaration. Irrigation of new landscaping is limited to areas containing the new landscaping only. An entire zone of an irrigation system shall only be utilized for landscape irrigation under this paragraph if the zone in question is for an area that contains at least fifty (50) percent new landscaping. If a zone contains less than fifty (50) percent new landscaping, or if the new landscaping is in an area that will not typically be irrigated by an irrigation system, only the individual new plantings are eligible for additional irrigation under this paragraph. Targeted watering may be accomplished by low-volume hand watering, or any appropriate method which isolates and waters only the new landscaping.

For more information concerning the Zoning Code

Zoning Code and Map | Coral Gables

For more information concerning the Municipal Code

Code of Ordinances | Coral Gables, FL | Municode Library