

**ORDINANCE 2024-122**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA AMENDING CERTAIN SECTIONS OF THE CODE OF ORDINANCES AND THE LAND DEVELOPMENT CODE OF THE CITY OF CORAL SPRINGS TO PROVIDE FOR THE UTILIZATION OF PUBLICLY ACCESSIBLE WEBSITES FOR LEGAL ADVERTISEMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City's professional staff reviews the City's Codes from time to time to ensure consistency and currentness with operational practices; and

**WHEREAS**, City staff has identified certain sections of the City's Codes which require administrative revisions; and

**WHEREAS**, the City Commission accepts the recommendations of the City's professional staff and finds that the adoption of this Ordinance is in the best interests of the community;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, 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.** Section 2-74 of the Code of Ordinances of the City of Coral Springs entitled, "Procedures for Quasi-Judicial Proceedings", shall be amended to read as follows:

**Sec. 2-74. Procedures for quasi-judicial proceedings.**

(1) *[In general.]*

- (a) In quasi-judicial proceedings on local government land use matters, individuals are not precluded from communicating directly with a member of the decision making body by application of ex-parte communications prohibitions. Disclosure of such communications by a member of the decision making body is not required, and such nondisclosure shall not be presumed prejudicial to the decision of the decision making body. All decisions of the decision making body must be supported by substantial, competent evidence in the record pertinent to the proceedings, irrespective of such communications.

\* \* \* \*

(2) *Notification.*

- (a) At least seven (7) calendar days prior to the proceeding city shall provide a legal advertisement to be published in a newspaper of general paid circulation in Broward County and of general interest and readership in the community, not one of limited subject matter or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. Said notice shall state the name of the petitioner for the requested action, the date and time of the proceeding and the location where the petition and any back up information may be reviewed. In addition, the notice shall (i) inform all affected persons that they will be allowed to present evidence at the hearing, bring forth witnesses, and cross-examine witnesses and (ii) notify affected persons, as defined in section 2-72 of the Code of the City of Coral Springs, that they must file the required forms provided in the city clerk's office. The forms when completed must include disclosure of witnesses or anyone providing sworn testimony and notice of their intent to appear at the proceeding. The forms must be filed in the city clerk's office no later than noon the day before the proceeding.

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**SECTION 3.** Section 2-103 of the Code of Ordinances of the City of Coral Springs entitled,

“Declaration of Intent; Notice”, shall be amended to read as follows:

**Sec. 2-103. Declaration of intent; notice.**

- (a) Whenever the city shall decide that a special assessment service or project needs to be provided or accomplished, the city commission shall by resolution (the "intent resolution") declare the city's intention to have such work performed or services provided, designating the nature of the work or services; the location of the work or services; the part or portion of the cost to be paid by special assessment; the manner in which special assessments shall be made; when such assessments are to be paid; and what part, if any, shall be apportioned to be paid from other funds of the city or another participating governmental unit(s). Such intent resolution shall also describe the lands on which the special assessment is to be levied and it shall be sufficient to describe such lands as all lots and lands located within the assessable area receiving special benefit from the service or project. Such intent resolution shall also state the estimated costs of the service or project.

\* \* \* \*

- (c) Upon adoption of the intent resolution, the city may advertise for bids, provide in-house or provide pursuant to an agreement with a third party or another public agency or a publicly regulated utility agency to provide the service or for the construction of the project. If bid, the bid shall be advertised in a newspaper of general circulation in the municipality and include in such advertisement the intent resolution number and title, or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended . All such bids shall conform to the city bid procedures then in effect.
- (d) Promptly after adoption of the intent resolution, the city clerk shall cause said intent resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation in the city and in Broward County, Florida or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended.

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**SECTION 4.** Section 2-105 of the Code of Ordinances of the City of Coral Springs entitled, “Levying Special Assessment”, shall be amended to read as follows:

**Sec. 2-105. Levying special assessment.**

- (a) Upon completion of the preliminary assessment roll, the city shall by resolution or motion fix a time and place at which the owners of property to be assessed, or any other persons interested therein, may appear before the city and be heard with respect to the propriety and advisability of providing the service or project and funding them with special assessments, the cost of the service or project, and the amount to be assessed against each property so improved or serviced. The city clerk shall provide written notice of such hearing to each of the property owners whose property is subject to being assessed. Such notice shall be provided by first class U.S. mail, postage prepaid, or through the annual TRIM Notices forwarded by the Broward County Property Appraiser, not less than twenty (20) days in advance of the hearing. The notice by mail shall include the following information: the purpose of the assessment; the total amount to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the local government will collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the city within twenty (20) days of the notice; and the date, time, and place of the hearing. In addition, notice of the time and place of such hearing shall be given by publication in a newspaper of general circulation in the city or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, not less than twenty (20) days in advance of the hearing; provided however, that any mistake in such advertised notice or in any mailed notice shall not void any assessment levied in accordance with the provisions of this article. The published notice shall contain at least the following information: the name of the city; a geographic depiction of the property subject to the assessment; the proposed schedule of the assessment; the fact that the assessment will be collected by the tax collector; and a statement that all affected property owners have the right to appear at the public hearing and the right to file written objections

within twenty (20) days of the publication of the notice. The resolution or motion shall contain the date, time, and place of the hearing, describe the assessable area, and advise persons interested that the description of the properties located within the assessable area and the amount of the assessment can be ascertained at the office of the city clerk.

\* \* \* \*

**SECTION 5.** Section 2-306 of the Code of Ordinances of the City of Coral Springs entitled, "Formal Competitive Procurement Procedure", shall be amended to read as follows:

**Sec. 2-306. Formal competitive procurement procedure.**

- (a) *Public notice.* Public notice of the invitation to bid or the request for proposals shall be given not less than ten (10) calendar days prior to the date set forth in the notice for the opening of bids or proposals. Such notice shall be given by publication in a newspaper of general circulation in the city of Coral Springs or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. The notice shall state the place, date and time of the bid or proposal opening.

\* \* \* \*

**SECTION 6.** Section 2-311.2 of the Code of Ordinances of the City of Coral Springs, entitled "Acquisition or Sale of Real Property, Both Improved and Unimproved", shall be revised to read as follows:

**Sec. 2-311.2. Acquisition or sale of real property, both improved and unimproved.**

- (a) The following land acquisition procedures shall be employed whenever the city seeks to acquire, by purchase, any real property:

\* \* \* \*

- (5) Any agreement by city to purchase real property shall be submitted to the city commission for approval at a public meeting after thirty (30) days' public notice. Notice of the proposed purchase of real property shall be published once a week for at least two (2) weeks in a newspaper of general circulation in the city or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended.

\* \* \* \*

- (2) Disposal of property which is sufficient in size and of such character as to comprise an independent building site and which will involve a conveyance of the city's fee simple interest. These parcels typically enjoy access to a public right-of-way and are developable as building sites.

\* \* \* \*

- c. *Public hearing.* The city governing body shall hold one (1) public hearing prior to adopting a resolution declaring property as surplus. An advertisement for such public hearing shall appear once in a newspaper of general circulation at least ten (10) days prior to the hearing or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. The advertisement will contain the resolution title and the date, time and place of the hearing. The city clerk shall advertise the proposed resolution for public hearing by placing it on the city commission agenda.

\* \* \* \*

- e. *Methods of disposal.* Based upon the best and highest use, the city may dispose of property pursuant to this subsection utilizing the following methods: negotiation, request for letters of interest, sealed bids, or request for proposals. The city may retain professional real estate services to aid in the disposal of property.
1. *Negotiation.* The city may negotiate the sale of real property with a particular person or entity, and no further advertising will be needed to effect a transfer.
  2. *Sealed bids, requests for letters of interest, and request for proposals.* At any time no more than ninety (90) days after adoption of a resolution declaring the property surplus, the land may be offered for public disposition, and a notice shall be published by the city in a newspaper of general circulation in the city or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended once not less than ten (10) days before sealed bids, letters of interest or proposals are due. The notice shall state, at a minimum, the date when sealed bids, letters of interest, or proposals shall be received and whether the sale is with or without reservation. Sealed bids, letters of interest, and proposals shall be received accompanied by cashier's checks or certified checks payable to the city in an amount equal to at least ten (10) percent of the disposition price.

\* \* \* \*

**SECTION 7.** Section 6-1 of the Code of Ordinances of the City of Coral Springs, entitled "Determination of Election Date; Procedures Required to Setting Election Date", shall be revised to read as follows:

**Sec. 6-1. Determination of election date; procedures required to setting election date.**

- (a) *Determination of election date.* All municipal elections shall be proclaimed by the mayor at least thirty (30) days prior thereto. The city commission, however, shall determine, consistent with the City Charter and the State Election Code, on what day a referendum election shall be held. The date of a referendum election shall be at least ninety (90) days after the meeting at which said date is selected.
- (b) *Procedures required subsequent to setting election date.* Once the election date has been determined, the city clerk shall:

\* \* \* \*

- (3) Publish notice of the election at least once in a newspaper of general circulation or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. Said notice shall appear no less than ten (10) days prior to the first day set for qualifying for office.
- (4) In any special election or referendum election, provide notice by publication of the information about the special election or referendum in a newspaper of general circulation or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. This notice shall appear at least twice, once in the fifth week and once in the third week, prior to the week in which the election or referendum is to be held.

**SECTION 8.** Section 113 of the Land Development Code of the City of Coral Springs, entitled “Types of Public Notice”, shall be amended to read as follows:

**Sec. 113. Types of public notice.**

The different types of public notice are as follows:

- (a) *Newspaper publication.* Publication of public notice in a newspaper shall consist of publication in a newspaper of general paid circulation in Broward County and of general interest and readership in the community, not one of limited subject matter. Petitioner shall pay for such publication prior to, and as a condition of, city commission consideration. Notwithstanding anything provided for in the Land Development Code, publishing the notice in substantial compliance with the requirements of this Section on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, shall satisfy the requirements for publishing in a newspaper.

\* \* \* \*

**SECTION 9.** Section 115 of the Land Development Code of the City of Coral Springs, entitled “Comprehensive Plan Amendments”, shall be amended to read as follows:

**Sec. 115. Comprehensive plan amendments.**

Public notice for comprehensive plan amendments shall be provided as follows:

- (a) Where fifty (50) percent or more of the city is affected by the proposed amendment.
  - (1) Public hearing before the local planning agency (the planning and zoning board).
    - a. Approximately fourteen (14) days prior to the public hearing:

\* \* \* \*

2. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.
  - b. Approximately five (5) days prior to the public hearing:
    1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.
- (2) Public hearing before the local governing body (the city commission).
  - a. At least seven (7) days prior to the first public hearing at the transmittal stage:
    1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.
  - b. At least five (5) days prior to the second public hearing at the adoption stage:
    1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.
- (b) Where less than fifty (50) percent of the city is affected by the proposed amendment.
  - (1) Public hearing before the local planning agency (planning and zoning board).
    - a. Approximately fourteen (14) days prior to the public hearing:
 

\* \* \* \*

      2. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.
    - b. Approximately five (5) days prior to the public hearing:
      1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.

- (2) Public hearing before the local governing body (the city commission).

\* \* \* \*

- b. At least seven (7) days prior to the first public hearing at the transmittal stage:

1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.

\* \* \* \*

- d. At least five (5) days prior to the second public hearing at the adoption stage:

1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed comprehensive plan amendment as provided for herein.

**SECTION 10.** Section 116 of the Land Development Code of the City of Coral Springs, entitled "Rezoning or Substantial Changes in Permitted Use", shall be amended to read as follows:

**Sec. 116. Rezoning or substantial changes in permitted use.**

Public notice for rezoning or substantial changes in permitted uses shall be provided as follows:

- (a) In cases where the proposed ordinance would rezone or substantially change a permitted use as for a parcel or parcels of land involving more than ten (10) contiguous acres:

- (1) Public hearing before planning and zoning board.

- a. Fourteen (14) days prior to the public hearing:

1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed rezoning or substantial change in permitted use as provided for in section 113 and not inconsistent with F.S. § 166.041.

- b. At least seven (7) days prior to the public hearing:

1. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2)

and 50.0311, Florida Statutes, as amended, of the proposed rezoning or substantial change in permitted use as provided for herein.

(2) Public hearings before local governing body (city commission).

a. At least seven (7) days prior to the first public hearing:

1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed rezoning or substantial change in permitted use as provided for in section 113 and not inconsistent with F.S. § 166.041.

b. At least five (5) days prior to the second public hearing:

1. The city shall provide a newspaper advertisement of no less than two (2) columns wide by ten (10) inches long or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed rezoning or substantial change in permitted use as provided for in section 113 and not inconsistent with F.S. § 166.041.

(b) In cases where a proposed ordinance would rezone or substantially change a permitted use for a parcel or parcels of land involving less than ten (10) contiguous acres:

(1) Public hearing before planning and zoning board.

\* \* \* \* \*

b. Approximately seven (7) days prior to the public hearing:

1. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed rezoning or substantial change in permitted use as provided for herein.

\* \* \* \* \*

(c) Where a person other than the city or its designee initiates a rezoning or substantial change in permitted use:

(1) Public hearing before planning and zoning board.

\* \* \* \* \*

b. Seven (7) days prior to the public hearing:

1. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed rezoning or substantial change in permitted use as provided for herein.

- (2) Public hearing before the local governing body (city commission).

\* \* \* \*

- b. Ten (10) days prior to the public hearing at first reading:

1. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed rezoning or substantial change in permitted use as provided for herein.

**SECTION 11.** Section 117 of the Land Development Code of the City of Coral Springs, entitled “Plats and Plat Waivers”, shall be amended to read as follows:

**Sec. 117. Plats and plat waivers.**

Public notice for plat approval or approval of plat waiver shall be provided as follows:

- (a) Public hearing before city commission.

- (1) Fourteen (14) days prior to the public hearing:

- a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed platting or plat waiver action as provided for herein.

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**SECTION 12.** Section 118 of the Land Development Code of the City of Coral Springs, entitled “Zoning Amendments (Other Than Rezoning or Substantial Changes in Permitted Use)”, shall be amended to read as follows:

**Sec. 118. Zoning amendments (other than rezoning or substantial changes in permitted use).**

Public notice for zoning amendments, other than rezoning or substantial changes in permitted use, shall be provided as follows:

- (a) Public hearing before planning and zoning board:

- (1) Seven (7) days prior to the public hearing.

- a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed zoning amendment as provided for herein.

- (b) Public hearing before local governing body (city commission).
  - (1) Ten (10) days prior to the public hearing.
    - a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed zoning amendment as provided for herein.

**SECTION 13.** Section 119 of the Land Development Code of the City of Coral Springs, entitled “Land Development Regulations”, shall be amended to read as follows:

**Sec. 119. Land development regulations.**

Public notice for amendments to the land development regulations as set forth in section 250103 of these regulations but not including comprehensive plan amendments, rezonings, substantial changes in permitted use, platting actions or zoning amendments, shall be provided as follows:

- (a) Public hearing before the planning and zoning board:
  - (1) Seven (7) days prior to the public hearing.
    - a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed amendment to the land development regulations as provided herein.
- (b) Public hearing before local governing body (city commission).
  - (1) Ten (10) days prior to the public hearing.
    - a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed amendment to the land development regulations as provided herein.

**SECTION 14.** Section 120 of the Land Development Code of the City of Coral Springs, entitled “Special Exception”, shall be amended to read as follows:

**Sec. 120. Special exception.**

Public notice for special exceptions shall be provided as follows:

- (a) Public hearing before planning and zoning board.
  - (1) Ten (10) days prior to the public hearing:

\* \* \* \*

b. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed special exception as provided for herein.

(b) Public hearing before city commission.

(1) Ten (10) days prior to the public hearing:

\* \* \* \*

b. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed special exception as provided for herein.

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**SECTION 15.** Section 121 of the Land Development Code of the City of Coral Springs, entitled “Conditional Use”, shall be amended to read as follows:

**Sec. 121. Conditional use.**

Public notice for a proposed conditional use shall be provided as follows:

(a) Public hearing before planning and zoning board:

\* \* \* \*

(2) Seven (7) days prior to the public hearing:

a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed conditional use as provided for herein.

(b) Public hearing before the city commission:

\* \* \* \*

(2) Seven (7) days prior to the public hearing:

a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed conditional use as provided for herein.

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**SECTION 16.** Section 122 of the Land Development Code of the City of Coral Springs, entitled “Abandonment of Right-of-Way”, shall be amended to read as follows:

**Sec. 122. Abandonment of right-of-way.**

Public notice for a proposal to abandon a right-of-way shall be provided as follows:

- (a) Public hearing before the planning and zoning board.

\* \* \* \*

- (2) Seven (7) days prior to the public hearing:

- a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the abandonment of right-of-way as provided for herein.

- (b) Public hearing before city commission.

\* \* \* \*

- (2) Seven (7) days prior to the public hearing:

- a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed abandonment of right-of-way as provided for herein.

**SECTION 17.** Section 123 of the Land Development Code of the City of Coral Springs, entitled “Abandonment or Vacation of Public Dedicated Easements”, shall be amended to read as follows:

**Sec. 123. Abandonment or vacation of public dedicated easements.**

Public notice for abandonment or vacation of public dedicated easements shall be provided as follows:

- (A) Public hearing before city commission:

- (1) Seven (7) days prior to the public hearing:

- a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed abandonment or vacation of public dedicated easement action as provided for herein.

**SECTION 18.** Section 124 of the Land Development Code of the City of Coral Springs, entitled “Zoning Variance”, shall be amended to read as follows:

**Sec. 124. Zoning variance.**

Public notice for zoning variances shall be provided as follows:

(A) Public hearing before the planning and zoning board.

(1) Seven (7) days prior to the public hearing:

- a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed zoning variance as provided for herein.

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**SECTION 19.** Section 125 of the Land Development Code of the City of Coral Springs, entitled “Master Parking Exception”, shall be amended to read as follows:

**Sec. 125. Master parking exception.**

Public notice for the creation of or an exception to the approved standard design of a master parking easement shall be provided as follows:

(A) Public hearing before city commission:

(1) Seven (7) days prior to the public hearing:

- (a) The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed creation of or an exception to the approved standard design of a master parking easement action as provided for herein.

\* \* \* \*

**SECTION 20.** Section 127 of the Land Development Code of the City of Coral Springs, entitled “Tree Variance”, shall be amended to read as follows:

**Sec. 127. Tree variance.**

Public notice for tree variances shall be provided as follows:

(A) Public hearing before planning and zoning board:

(1) Seven (7) days prior to the public hearing:

- (a) The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed tree variance as provided for herein.

(B) Public hearing before the city commission:

(1) Seven (7) days prior to the public hearing:

(a) The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed tree variance as provided for herein.

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**SECTION 21.** Section 128 of the Land Development Code of the City of Coral Springs, entitled “Sign Variance”, shall be amended as follows:

**Sec. 128. Sign variance.**

Public notice for sign variances shall be provided as follows:

(A) Public hearing before planning and zoning board:

(1) Seven (7) days prior to the public hearing:

(a) The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed sign variance as provided for herein.

(B) Public hearing before the city commission:

(1) Seven (7) days prior to the public hearing:

(a) The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed sign variance as provided for herein.

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**SECTION 22.** Section 129 of the Land Development Code of the City of Coral Springs, entitled “Historic Designations (Other Than Districts)”, shall be amended to read as follows:

**Sec. 129. Historic designations (other than districts).**

(A) Public hearing before the historic preservation board:

(1) Ten (10) days prior to the public hearing:

\* \* \* \*

b. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed designation as provided for herein.

(B) Public hearing before city commission.

(1) Ten (10) days prior to the public hearing:

\* \* \* \*

b. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed designation as provided for herein.

**SECTION 23.** Section 130 of the Land Development Code of the City of Coral Springs, entitled "Certificates of Appropriateness", shall be amended to read as follows:

**Sec. 130. Certificates of appropriateness.**

(A) Public hearing before the historic preservation board:

(1) Seven (7) days prior to the public hearing:

a. The city shall provide a legal newspaper advertisement or notice on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, of the proposed certificate of appropriateness as provided for herein.

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**SECTION 24.** Section 144 of the Land Development Code of the City of Coral Springs, entitled "Meetings", shall be amended to read as follows:

**Sec. 144. Meetings.**

(a) *Notice required.* The first regular meeting of each planning and zoning board shall be held on the second Monday in May of each year. At this meeting the board shall elect a chairman and vice-chairman. The board shall subsequently hold at least one (1) regular meeting each month and such additional special meetings as it may find necessary, all at the call of the chairman or upon the written request of three (3) members of the planning and zoning board, which written request shall be filed with the development services department. Notice of each regular meeting shall be published in one (1) issue of a newspaper of general circulation in Coral Springs, Florida or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, at least seven (7) days prior to the meetings by publishing the agenda of said regular meeting. Notice of each special meeting shall be published by posting in City Hall and on the city's website, at least one (1) day prior to the meeting, the agenda for said special meeting. The city manager or their designee may place additional notice in other locations within the city.

\* \* \* \*

**SECTION 25.** Section 184.4 of the Land Development Code of the City of Coral Springs, entitled “Assessments for Abatement of Public Health, Safety, and Welfare Violations”, shall be amended to read as follows:

**Sec. 184.4. Assessments for abatement of public health, safety, and welfare violations.**

(1) *Establishment of special assessment district.* The City of Coral Springs in its entirety, as its city boundaries exist of the date of enactment of this section and as they may be expanded or contracted from time to time, is hereby declared a special assessment district for the purposes of abating and/or correcting violations of the Code of Ordinances and/or the Land Development Code of the City of Coral Springs which constitute public health, safety, and welfare violations as determined by a special magistrate or other city administrative board. Individual properties within the city's boundaries, as they may exist from time to time, may be assessed for the costs incurred by the city in abating health, safety, and welfare violations.

\* \* \* \*

(6) *Adoption of resolution.* The city commission will adopt a resolution at a public hearing prior to January 1 or if agreed by the property appraiser, tax collector, and the city by March 1, in accordance with F.S. § 197.3632(3)(a), as amended from time to time, which resolution shall provide the following:

\* \* \* \*

(d) That the city published its notice of intent to use the uniform method of collecting such assessments in a newspaper of general circulation within the boundaries of the city or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, once a week for four (4) consecutive weeks preceding the hearing; and

\* \* \* \*

**SECTION 26.** Section 194 of the Land Development Code of the City of Coral Spring, entitled “Procedures for Quasi-Judicial Proceedings”, shall be amended to read as follows:

**Sec. 194. Procedures for quasi-judicial proceedings.**

\* \* \* \*

(2) *Notification.*

(a) At least seven (7) calendar days prior to the proceeding, city shall provide a legal advertisement to be published in a newspaper of general paid circulation in Broward County and of general interest and readership in the community, not one of limited subject matter or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. Said notice shall state the name of the

petitioner for the requested action, the date and time of the proceeding and the location where the petition and any back up information may be reviewed. In addition, the notice shall (i) inform all affected persons that they will be allowed to present evidence at the hearing, bring forth witnesses, and cross-examine witnesses; and (ii) notify affected persons, as defined in section 192 of this Code, that they must file the required forms provided in the city clerk's office. The forms when completed must include disclosure of witnesses or anyone providing sworn testimony and notice of their intent to appear at the proceeding. The forms must be filed in the city clerk's office no later than noon the day before the proceeding.

\* \* \* \*

**SECTION 27.** Section 239 of the Land Development Code of the City of Coral Springs, entitled “Consideration and Approval of Report; Notice; Public Hearing”, shall be amended to read as follows:

**Sec. 239. Consideration and approval of report; notice; public hearing.**

The approval by the committee of the City of Coral Springs local housing incentive strategies recommendations, and its review of the City of Coral Springs implementation of previously recommended strategies, must be made by an affirmative vote of a majority of the membership of the committee taken at a public hearing. Notice of the time, date, and place of the public hearing of the committee to final local housing incentives strategies recommendations must be published in a newspaper of general paid circulation in the county or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. The notice must contain a short and concise summary of the local housing incentive strategies recommendation to be considered by the committee. The notice must state the public place where a copy of the tentative committee recommendations can be obtained by interested persons.

**SECTION 28.** Section 1903 of the Land Development Code of the City of Coral Springs, entitled “Public Dedicated Easements”, shall be amended to read as follows:

**Sec. 1903. Public dedicated easements.**

(a) *Vacation of public dedicated easements.*

\* \* \* \*

- (4) *Action of the city commission; notice required.* Prior to presentation to the city commission, public notice shall be published in a newspaper of general circulation in Broward County or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended, giving at least seven (7) days’ notice to the public that the city commission shall consider the vacation of the subject easement. The applicant, if other than a governmental entity, shall pay the costs of the advertising prior to city commission deliberation. Upon deliberation, the city

commission may adopt a resolution which shall be recorded in the Public Records of Broward County, Florida.

\* \* \* \*

**SECTION 29.** Section 2501036 of the Land Development Code of the City of Coral Springs, entitled “Special Exception”, shall be amended to read as follows:

**Sec. 2501036. Special exception.**

- (1) Nothing in this article may prohibit or have the effect of prohibiting the ability of a service provider to provide personal wireless services in accordance with the Telecommunications Act.

\* \* \* \*

- (5) Public notice. For purposes of this chapter and notwithstanding any other requirements with regard to public notice in the City's Code, any request for a special exception on private property shall require a public hearing that shall be advertised at least ten (10) days before the public hearing in a newspaper of general circulation and readership in the municipality or on a publicly accessible website as provided for in Sections 50.011(2) and 50.0311, Florida Statutes, as amended. A courtesy notice shall also be mailed to all affected property owners within four hundred (400) feet of the subject property prior to the public hearing. If approved, the owner of any communications tower approved for shared use shall provide notice of the location of the communications tower and the tower's load capacity to all other providers regulated by this article. All costs related to the public notice shall be paid by the applicant.

**SECTION 30. REPEAL OF CONFLICTING ORDINANCES.** All prior ordinances or resolutions or parts thereof in conflict herewith are hereby Repealed to the extent of such conflict.

**SECTION 31. SEVERABILITY.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

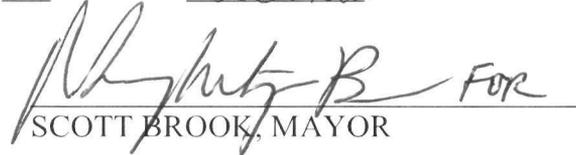
**SECTION 32. INCLUSION IN CODE.** It is the intention of the City Commission of the City of Coral Springs, Florida, that the provisions of this Ordinance shall become and be made a part of the City of Coral Springs Code of Ordinances; and that the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to

"section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 33. EFFECTIVE DATE.** This Ordinance shall become effective upon the approval of the City Commission unless another effective date is specified in this Ordinance.

PASSED ON FIRST READING THIS 20 DAY OF November, 2024.

PASSED ON SECOND READING THIS 4 DAY OF December, 2024.

  
SCOTT BROOK, MAYOR



ATTEST:

  
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous   
Motion /2<sup>nd</sup>

			Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	MAYOR BROOK	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	VICE MAYOR CERRA	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	COMMISSIONER JOSEPH MCHUGH	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	COMMISSIONER METAYER BOWEN	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	COMMISSIONER SIMMONS	<input type="checkbox"/>	<input type="checkbox"/>