

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2025-342**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, DIRECTING CITY STAFF TO ESTABLISH A PERMIT FEE INCENTIVE PROGRAM TO ENCOURAGE THE INSTALLATION OF LIVING SEAWALLS, PROVIDING A TWENTY PERCENT (20%) DISCOUNT IN CITY PERMIT FEES FOR QUALIFYING PROJECTS.

**WHEREAS**, the City Commission recognizes the importance of improving water quality, promoting biodiversity, and enhancing shoreline resilience through environmentally sustainable practices; and

**WHEREAS**, living seawalls improve water quality and biodiversity supporting habitat creation, marine life attachment, and shoreline stabilization; and

**WHEREAS**, living seawalls reduce wave energy relative to flat seawalls, support filter feeder attachment to naturally improve water quality, and provide caves and increased surface area that shelter marine life; and

**WHEREAS**, living seawalls can be expanded more easily than conventional seawalls, as additional riprap and vegetation may be added over time, and mangroves naturally adjust to changing water levels; and

**WHEREAS**, the City Commission has emphasized the use of living seawalls where technically feasible, incorporating pH-neutral cement and allowing modular retrofit panels to improve water quality and habitat, while also directing City Staff to prepare standards for conventional, modular, and living seawall options to ensure long-term shoreline stability and adaptability; and

**WHEREAS**, although submerged lands beyond private property boundaries are owned by the State of Florida and cannot be encroached upon without authorization, property owners may still construct living shorelines or living seawalls within their boundaries, and the City Commission seeks to incentivize such environmentally beneficial shoreline protection methods by offering a permit fee discount on City-imposed fees;

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

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** That City Staff is directed to establish a Living Seawall Permit Fee Incentive Program (“Program”), granting a twenty percent (20%) discount on City permit fees for eligible living seawall or modular retrofit panel installations.

**SECTION 3.** That City Staff is directed to develop guidelines and standards governing Program participation and eligibility, as may be amended from time to time.

**SECTION 4.** Nothing herein shall waive or reduce any fees or charges imposed by outside regulatory agencies, including Miami-Dade County or the State of Florida, which remain the responsibility of the property owner.

**SECTION 5.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TENTH DY OF SEPTEMBER A.D., 2025.

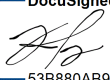
(Moved: Anderson Seconded: Fernandez)

(Yeas: Lara, Anderson, Castro, Fernandez, Lago)

(Unanimous: 5-0 Vote)

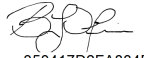
(Agenda Item: F-14)

APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

DocuSigned by:  
  
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CRISTINA M. SUÀREZ  
CITY ATTORNEY