



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**December 12, 2023**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendment.**

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables official Zoning Code, Article 6, "Landscape," by amending the utilization of artificial turf on open joints of pavement; and Article 10, "Parking and Access," by providing review of materials in pavement joints; and providing for a repealer provision, severability clause, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Zoning Code text amendment was presented at the October 11, 2023, Planning and Zoning Board Meeting and recommended denial (vote: 4-3).

**BRIEF HISTORY:**

At the November 14<sup>th</sup> meeting, the City Commission directed Staff to discuss the use of artificial turf with the Board of Architects (BOA). During the discussion, the BOA concluded that artificial turf is not visually appealing and does not uphold the City's historical value of natural vegetation. The Board also expressed support that such permits should still be reviewed administratively by the City Architect and their staff. Lastly, the BOA suggests adding slate chips to the list of alternative materials in open joints of pavement. As such, the proposed text amendment was revised to include slate chips.

As requested by a member of the Commission, Staff has prepared Zoning Code text amendments to prohibit further installment of artificial turf in open joints of pavement in any location. Instead, a list of materials is provided to utilize in open joints of pavement, as reviewed and approved by the City Architect staff.

**Planning and Zoning Board**

At the October 11, 2023 Planning and Zoning Board meeting, members of the Board expressed concerns for limiting residents the ability to install artificial turf within their open driveway joints. A motion was made to recommend denial and have the Board of Architects determine the width of the open joints of pavement (vote: 4-3).

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
09.19.23	City Commission meeting agenda posted on City webpage.
09.29.23	Legal advertisement for First Reading.
10.06.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
11.03.23	Legal advertisement for Second Reading
11.10.23	City Commission meeting agenda posted on City webpage
12.01.23	Legal advertisement for Second Reading
12.05.23	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance.

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:**

The approval to amend allowed materials in open joints of pavement will not have a direct fiscal impact on the City.

**BUSINESS IMPACT:**

The intent of the proposed amendment is to prohibit further installment of artificial turf in open joints of pavement, and as an alternative, provide a list of materials to utilize in open joints of pavement, as reviewed and approved by the City Architect staff.

The approval to amend allowed materials in open joints of pavement will not have a direct business impact.