



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**February 28, 2023**

**ITEM TITLE:**

**Ordinance on First 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 by amending Article 6, "Landscape," Section 6-103, "Landscape general requirements," and Article 16, "Definitions," providing a definition, requirements, and review processes to utilize artificial turf within athletic fields in the Special Use (S) Zoning district; providing conditional use review and approval when such artificial turf athletic field are visible from the street; clarifying minimal usage and requirements of artificial turf; and providing for a repealer provision, severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 02.08.23 meeting recommended approval of the proposed zoning code text amendment (vote: 6-0).

**BRIEF HISTORY:**

Staff has prepared Zoning Code text amendments for landscape regulations and general requirements to allow the installment of artificial turf for athletic fields and grassed areas actively used for sports when not seen from a street. Otherwise, the use of artificial turf on athletic fields will require Conditional Use approval. Conditional use review requires review by the Development Review Committee (DRC), preliminary approval by the Board of Architects, Planning & Zoning Board recommendation, and final approval from the City Commission.

**Planning & Zoning Board**

At the February 8th, 2023, Planning & Zoning Board meeting, this proposed text amendment was well received by the Board due to artificial turf's advancement in technology and installment in the last 5 years. The Board is interested in seeing artificial turf installed beyond athletic fields.

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

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
01.27.22	PZB Legal Advertisement.
02.03.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.21.23	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 02.08.23 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 02.08.23 PZB meeting minutes.