

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2023 - ____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, 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.

WHEREAS, athletic fields in Special Use (S) zoning districts were required to comply with landscape general requirements/plant materials and are not allowed at the ground-level; and

WHEREAS, a goal in the Comprehensive Plan is to maintain a high standard of athletic quality and improve the appearance of municipal recreation areas and public open spaces; and

WHEREAS, Staff has drafted a Zoning Code text amendment 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 visible from the street; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 8th, 2023, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 6 to 0) of the text amendment; and

WHEREAS, after notice was duly published, a public hearing was held before the City Commission for First Reading on February 28th, 2023, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, after notice was duly published, a public hearing was held before the City Commission for Second Reading on March 14th, 2023, at which hearing all interested parties were afforded the opportunity to be heard.

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

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. The Official Zoning Code of the City of Coral Gables is hereby amended as follows¹.

ARTICLE 6. LANDSCAPE

Section 6-103. Landscape general requirements.

A. The following are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City, unless exempted herein:

6. Plant materials.

b. Vegetation requirements specified herein shall be installed in accordance with all of the following unless noted otherwise:

vii. Artificial Turf. Areas of recyclable artificial turf require a permit and are allowed as a component of the overall design for landscape requirements as follows:

1. SFR and MF1 Zoning Districts: allowed within the rear yard, with an acceptable buffer, as determined by the Public Works Landscape Services Division. All other locations may be approved only if site conditions limit landscape options, as determined by the Public Works Landscape Services Division.
2. Special Use (S) Zoning Districts: allowed within athletic fields when not visible from any street. Additionally, a minimum buffer width of five (5) feet shall be provided with landscape to provide water drainage. Other locations within this zoning district visible to the street, require Conditional Use review and approval pursuant to Section 14-203.
3. All other zoning districts: not allowed at ground-level. Other locations may be allowed in accordance with the open space requirements of the Zoning Code.

All artificial turf shall resemble the natural color of grass and be installed and maintained in accordance with all of the following:

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

- Artificial turf may be utilized in open joints of pavement in any location and shall provide a buffer to separate the artificial turf from other landscaping;
- Plant-based and natural infill materials shall be utilized to the greatest extent possible, such as soybean oil in the backing, sugarcane in the thatch, and crushed walnut shell for the infill;
- Synthetic materials, such as polypropylene, polyethylene, latex, and polyurethane, shall be minimized, lead free, and flame resistant;
- Subgrade shall be equipped to provide proper water drainage with an evenly graded, permeable aggregate base that is at least three inches in depth with sufficient space for tree root growth provided;
- Areas containing any pits, tears, marks, discoloration, seam separations, uplifted surfaces or edges, heat degradation, and excessive wear are prohibited.

Article 16. Definitions

Artificial turf means a surface intended to imitate grass and composed with natural or recyclable materials and installed as a pervious system.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2023.

(Moved: / Seconded:)

(Yeas:)

(; Vote)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY