



City of Coral Gables
CITY COMMISSION MEETING
September 10, 2025

ITEM TITLE:

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.

(Sponsored by Vice Mayor Anderson)

BRIEF HISTORY:

The City Commission recognizes the importance of improving water quality, promoting biodiversity, and enhancing shoreline resilience through environmentally sustainable practices. Living seawalls improve water quality and biodiversity supporting habitat creation, marine life attachment, and shoreline stabilization. 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. 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. 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. 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.

ATTACHMENT(S):

Resolution

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	TBD	TBD	TBD
Total:	TBD		

Fiscal Impact: The fiscal impact of the resolution will depend on the number of property owners who take advantage of the Living Seawall Permit Fee Incentive Program.