

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 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.

WHEREAS, artificial turf was permitted to be utilized in open joints of pavement in any location and to provide a buffer to separate the artificial turf from other landscaping; and

WHEREAS, a goal in the Comprehensive Plan is to encourage the purchase of recycled materials over non-recycled materials; and

WHEREAS, Staff has drafted a Zoning Code text amendment for landscape regulations and general requirements to amend the installment of artificial turf in open joints of pavement; and

WHEREAS, Staff has drafted a Zoning Code text amendment for parking and access requirements to allow materials in pavement joints at the discretion and approval of the Board of Architects; and

WHEREAS, after notice was duly published, a public hearing for First Reading was held before the City Commission on September 26, 2023, at which hearing all interested parties were afforded the opportunity to be heard.

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on October 11, 2023 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended denial (vote: 4-3) of the text amendment; and

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 ~~striketrough~~. 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 10. PARKING AND ACCESS

Section 10-104. Materials, construction, and drainage

A. Surfacing. Surfacing of all access aisles, driveways and off-street parking areas shall be composed of one or more of the following:

1. Asphalt.
2. Chattahoochee gravel laid in asphalt with all loose gravel removed.
3. Clay or cement brick.
4. Concrete.
5. Decorative concrete pavers.
6. Loose gravel, provided that areas of loose gravel are set back five (5) feet from all property lines and bordered by another permitted driveway material.
7. Rock laid in asphalt with all loose gravel removed.
8. Wood block.
9. Permeable pavement or pavers.
10. Marble, porphyry, or other specialty paving supportive of vehicular traffic.

B. Open Joints of Pavement. Loose, permeable, and recyclable gravel materials, such as river rock, jersey shore gravel, marble chips, blackstar rock, Mexican black pebbles, that are no smaller than ¾ of an inch each, may be utilized in open joints of pavement on surfaces, subject to review and approval by the City Architect. Adjacent materials at the driveway approach shall be considered for consistency.

C. Engineering standards. The design, materials, drainage requirements, and engineering specifications of parking spaces, access aisles, driveways, points of ingress and egress, turnarounds, and other related items not specifically addressed in this Article shall comply with the technical standards promulgated or approved by the Director of the Public Works Department.

D. Parking of vehicles on any surface on private property other than the aforementioned surfaces shall be prohibited.

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