

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-469

A RESOLUTION OF THE CITY COMMISSION
DIRECTING CITY STAFF TO DESIGN ALL NEW
PARKS THAT WILL BE CONVEYED TO THE CITY
WITH THE MAJORITY OF THE PARK TO BE OF
LANDSCAPED AREAS AND MINIMAL AREAS
FOR HARDSCAPE.

WHEREAS, the City Commission desires that new public parks be designed with lush landscaping to provide an oasis of nature within the City's urban areas; and

WHEREAS, the amount of landscaped open space or open space is subject to the specific underlying zoning district of a property or overlay district the property is located within, and includes walkways, playgrounds, and other ground-level outdoor areas; and

WHEREAS, the Official Zoning Code requires certain percentages of the overall building site to be calculated as 'open space' for Mixed-Use zoning districts, or as 'landscaped open space' for Multi-family zoning districts; and

WHEREAS, Article 6 of the Zoning Code includes various plant materials to fulfill landscaped open space and open space requirements, including trees, palms, shrubs, vines, ground cover, sod, artificial turf, and other vegetation; and

WHEREAS, Article 3 of the Zoning Code allows properties zoned mixed-use to fulfill the required open space requirements with plazas, courtyards, arcades/loggias, and other hardscaped features; and

WHEREAS, many developments are conveying the open areas of their site plans as future parks for the City to own and maintain; and

WHEREAS, the City Commission desires that new public parks conveyed to the City be designed with approximately seventy percent (70%) landscaping, and no more than thirty percent (30%) hardscape;

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

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 Resolution upon adoption hereof.

SECTION 2. The City Commission directs staff to design or coordinate with the Applicant's design team that are conveying parks to the City to maximize the landscaping areas of future parks to be approximately seventy percent (70%) of the park area, consisting of

vegetation, playgrounds with artificial turf, and other landscape materials, and to minimize the hardscape areas to be no more than thirty percent (30%) of the park area.

SECTION 3. The City Commission directs staff to incorporate sufficient tree canopy and shade structures for the purpose of providing a comfortable environment and encouraging year-round usage of the parks that are conveyed to the City.

SECTION 4. The City Landscape Architect will review all future park designs that are conveyed to the City and balance landscape and hardscape percentages with best practices for park design. Site specific conditions, such as adjacent uses, current shading limitations, tree species, and other unique features, will be considered in the final design of the future park.

SECTION 5. The City Commission requests that the developed designs of all future parks that are conveyed to the City be presented to the Commission for informational purposes and receive feedback.

SECTION 6. Upon review by the City Commission, a licensed landscape architect in the State of Florida shall be required to prepare the park plans for permit approval.

SECTION 7. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ninth DAY OF DECEMBER, A.D., 2025.

(Moved: Anderson / Seconded: Fernandez)

(Yea: Anderson, Castro, Fernandez, Lara, Lago)

(Unanimous: 5-0 Vote)

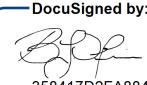
(Agenda Item: F-1)

APPROVED:

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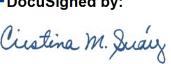
VINCE LAGO
MAYOR
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ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY