

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 5, “ARCHITECTURE,” SECTION 5-309, "TRELLISES;" SECTION 5-310, “WOOD DECKS,” AND SECTION 5-311, “PAVERS AND WALKWAYS,” TO INCORPORATE COMPOSITE RECYCLED MATERIALS AS AN APPROVED MATERIAL FOR TRELLISES, DECKS, AND WALKWAYS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Official Zoning Code currently limits the materials for decks to be constructed of specific types of wood, and trellises to also consist of wood, as well as composite and metal; and

WHEREAS, painted wood decking can negatively impact on water quality, as it is a source of microplastics and other harmful materials; and

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on October 14, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading (vote: 5-0).

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board (“Board”) on November 19, 2025, 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 and discussion, recommended approval (vote: 7 – 0); and,

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

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on Second Reading.

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

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 5 – ARCHITECTURE

Section 5-309. Trellises.

Trellises may be permitted as an accessory use subject to review and approval by the City Architect or the assigned Development Review Official and the following:

- A. Trellises may be constructed of the following materials:
 - 1. All wood members shall be constructed of one of the following approved materials:
 - a. Solid select heart cypress.
 - b. Solid heart mahogany.
 - c. Solid heart teak.
 - d. Solid heart cedar.
 - e. Clear vertical grain redwood.
 - f. Pressure treated pine or fir except creosote pressure treated wood.
 - g. Similar type or quality of solid wood to those noted above, as approved by the City Architect or Development Review Official (DRO). All other wood members may be constructed of all the above materials including creosote pressure treated wood.
 - 2. Composite recycled materials with a minimum of sixty percent (60%) recycled content.
 - 3. Metal.
- B. All supporting members for wood trellises shall be anchored to a concrete foundation with approved metal clips used in such a manner as to prohibit the wood from touching the concrete.
- C. Fastening clips, hurricane clips, and other mechanisms, used in the construction of the trellis shall be concealed from view with moldings, cover boards, or other architectural features.
- D. No materials such as, but not limited to, fiberglass screening, glass, plastic panels or aluminum panels shall be placed upon or attached to the trellis.
- E. The height of the trellis shall be subject to approval by the City Architect.
- F. The setbacks for trellises shall be governed by the same minimum setbacks as required for the main or principal building, except as noted otherwise herein.
- G. The color of a trellis shall be compatible with the main or principal building.
- H. All trellises shall be maintained and kept in good order and repair.

Section 5-310. ~~Wood d~~Decks.

~~Wood d~~Decks shall be permitted as an accessory use in a single-family residential district or to a duplex subject to the following conditions and restrictions:

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

- A. The foundation for wood and composite recycled materials decks shall be constructed of concrete.
- B. The decking may be constructed of ~~two (2) inch thick material to be~~ one of the following:
 - 1. Wood of two (2) inch thickness:
 - a. ~~1.~~ Solid select heart cypress.
 - b. ~~2.~~ Solid heart mahogany.
 - c. ~~3.~~ Solid heart teak.
 - d. ~~4.~~ Solid heart cedar.
 - e. ~~5.~~ Clear vertical grain redwood.
 - f. ~~6.~~ Pressure treated pine or fir except creosote pressure treated wood.
 - g. ~~7.~~ Similar type or quality of solid wood to those noted above, as approved by the City Architect. All other wood members may be constructed of all the above materials including creosote pressure treated wood.
 - 2. Composite decking boards manufactured with a minimum of sixty percent (60%) recycled content and one (1) inch thickness.
 - 3. All decking must comply with all structural requirements of the Florida Building Code.
- C. All supporting members shall be anchored to the concrete footing with approved metal clips used in such a manner as to prohibit the wood from touching the concrete.
- D. A fascia or skirt shall be constructed on the perimeter of the wood deck to conceal from view the ends of the deck planking, the joists supporting the deck and the clips, angles and other metal anchors and devices. The skirting material shall be one of the ~~seven (7)~~ approved woods and composite recycled materials as set forth under Section 5-~~310~~ 44(B) above.
- E. The height of the ~~wood~~ deck shall not exceed the height of the first floor elevation, except in case where the floor slab of the residence or duplex is constructed at grade, in which case the height of the ~~wood~~ deck shall not exceed a height of three (3) feet above the floor slab.
- F. The setback for ~~the wood~~ decks shall be governed by the same minimum setbacks as required for the main or principal building, provided, however, that on waterfront property no rear setback shall be required for such ~~wood~~ decks and in no case shall a ~~wood~~ deck project over the waterway or extend beyond the property line.
- G. The surface of all exterior wood members shall be stained or painted to be harmonious with the color of the main or principal building.
- H. Surface decking on docks shall comply with the material requirements for wood and composite recycled materials on decks.

Section 5-311. Pavers and walkways.

Walkways shall be permitted in the required setback area, but shall only be used for the function of a walkway. A walkway is an aggregated width of pavers, stones, wood, composite recycled materials, or other permeable hardscape not exceeding five (5) feet in width in a setback area. In all cases a minimum of eighteen (18) inches shall be provided between a walkway and the driveway, patio, or property line.

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 City Commission that the provisions of this Ordinance shall become and be made a part of the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

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 _____, 2025.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2025.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY

DRAFT