The City of Coral Gables

Planning Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

October 30, 2009

Via Email and Regular Mail

Ms. Josie Ramirez
President
Riviera Neighborhood Association
1200 S. Alhambra Circle
Coral Gables, FL 33146

Ms. Elsie Miranda
Vice President
Riviera Neighborhood Association
1114 Aduana Avenue
Coral Gables, FL 33146

Subject: Update of the City of Coral Gables Comprehensive Plan (CP).

Dear Ms. Ramirez and Ms. Miranda:

Thank you for the Riveria Neighborhood Associations continued involvement in the City of Coral Gables Comprehensive Plan update process. The Planning Department is in receipt of your letter regarding the additional comments on the update. (Copy of letter attached – See Attachment A). After careful review of your request in association with other City Departments, the Department offers this letter in response.

Your letter requested the following specific language be included in two sections of the Comprehensive Plan:

> *"Provide protection of existing alleys particularly within commercial properties adjacent to low density residential districts in order to limit the negative effects of increased commercial development capacity."*

The City has currently in place, extensive review procedures and criteria governing the vacation, abandonment and closure of streets and alleys. The City Code was updated in 2004 to provide for the following: new public hearing review procedures; specific review criteria; comprehensive analysis reporting by numerous City departments; input from public utilities; and, advance notice of adjoining properties within 1000 feet of any request (See Attachment A). Likewise, as a part of the City's comprehensive update of the City Zoning Code in 2007, new street and alley

provisions were put into place providing for the following: requirements that findings must be substantiated prior to approval of vacations; establishes "standards for review;" requires Planning and Zoning Board review and recommendation to the City Commission; provides for increase public notification, etc. (See Attachment C). Based upon the recent update and new provisions, Staff is of the opinion that protective measures exist within the City's primary development review related documents, and is more appropriate within these regulations.

Your letter also requests verification as to how the CP provides protection to the City's waterways and habitat. The CP provides numerous goals, policies and objectives that provide for protection for the City's waterways, water bodies, environmentally sensitive areas and associated habitat as well as protection of parks, recreational facilities and open space. These provisions are provided throughout the CP document, more specifically within the "Natural Resources" (NAT), "Recreation and Open Space" (REC) and "Future Land Use" (FLU) Elements. I would also note that the CP Governance (GOV) Element was extensively updated to provide new polices that facilitate intergovernmental coordination efforts between all interested parties, with particular attention to residential areas and neighborhoods. Copies of the above referenced CP sections are attached to this letter with the goals, objectives and policies highlighted (See Attachments D – F).

Per our conversation, the CP update will be presented in its final form for City approval to the Planning and Zoning Board on November, 4, 2009, 6:00 p.m. and to the City Commission on November 17, 2009, 9:00 a.m. (City Hall City Commission Chambers). A copy of the updated CP will be available for downloading on Friday, October 30th after 4:00 p.m. at the following link: http://www.coralgables.com/CGWeb/dep_planning_and_Zoning_board_meetings.htm.

The Department has valued your Association's participation, input and ongoing dialogue in this important update of the CP. The Department looks forward to continually working with your Association. Please feel free to contact me at 305.460.5211 if you should have any additional questions.

Sincerely,

Eric Riel, Jr.
Planning Director

Attachments:
A. 07.31.09 RNA letter received on 08.12.09.
B. City Code, Article VIII
C. Zoning Code, Article 3.
D. CP "Natural Resources" (NAT) Element (highlighted).
E. CP Recreation and Open Space" (REC) Element (highlighted).
F. Future Land Use" (FLU) Element (highlighted)

cc: (via Email)
Maria Alberro-Jimenez, Asst. City Manager
Alberto Delgado, Public Works Director
Fred Couceyro, Parks & Recreation Director
Scot Bolyard, Planner
Planning Department CP File

N:\Staff\Eric\Letters\10 23 2009 RNA letter - CP amendments.doc

Attachment A

RIVIERA NEIGHBORHOOD ASSOCIATION, INC.

To preserve and protect the environment and quality of life in and around the Riviera Subdivision within the City of Coral Gables.

PRESIDENT
Josie Ramirez

VICE PRESIDENT
Elsie Miranda

TREASURER
Marina Hernandez

SECRETARY
Gisele Blum

DIRECTORS
Amado "Al" Acosta, PE
Robert Barnett
Lisa DeTournay
Sandy Levinson
Joyce Newman
Patrick Nolan
William Randol
Annette Torres
Paul van Walleghem

July 31, 2009

Mr. Eric Riel
Planning Department
405 Biltmore Way
Coral Gables, 33146

Re: City's updated Comprehensive Plan (CP) and Zoning Code (ZC) provisions.

Dear Mr. Riel,

First, we wish to express our gratitude for taking the time to write a letter to the RNA regarding the City's CP and ZC provisions as well as for taking the time to meet with Al Acosta and myself on the matter. Your recommendations to us with regard to neighborhood identity, landscaping, lighting and entry points has been very helpful in establishing future goals for our Association. We will certainly be calling on you in the future for feedback and insights that you may have with regard to preservation of our neighborhood.

With regard to the CP goals outlined in your letter, we have two suggestions of policies that we request be considered and added as follows:

- Policy FLU 1.3.__ Provide protection of existing alleys particularly within commercial properties adjacent to low density residential districts in order to limit the negative effects of increased commercial development capacity.
- Policy MOB 3.2.__ Provide protection of existing alleys particularly within commercial properties adjacent to low density residential districts in order to continue to mitigate the negative effects of commercial traffic on low density residential areas.

In regards to Protection of Waterways, we would like to know how the CP and ZC provisions deal with the often fragile habitat that the Coral Gables waterways traverse. Providing goals, objectives and policies on the waterway is very important to us and any clarification you could provide to us on that front would be greatly appreciated. Although the section on Natural Resources mentions bodies of water in several places, perhaps the protection of waterway ecosystems and conservation can be made more specific. Similarly the protection of existing parks needs to be addressed.

RNA would like to support your efforts as the proposed changes go to second reading and would also ask your consideration for inclusion of our proposed subjects prior to second reading, since they are not now found in the document. Or perhaps you think it is best at this stage for us to communicate with DCA? Please let us know what you recommend.

Again thanks to you and your staff for the excellent work you do in preserving our city's mission and identity for all who live here and visit.

Sincerely,

Elsie M. Miranda,
Vice President, RNA

Attachment B

ARTICLE VIII. VACATION, ABANDONMENT AND CLOSURE OF STREETS, EASEMENTS AND ALLEYS BY PRIVATE OWNERS AND THE CITY; APPLICATION PROCESS

Sec. 62-257. Purpose and methods.

The purpose of this article is to set forth a uniform procedure for applications for vacation, abandonment and closure of streets, easements, alleys and other nonfee interests of the city, to provide a method for the city to vacate, abandon and close its fee interest on the public right-of-way, to designate the appropriate departments and boards of the city that shall be responsible for processing such applications, and to provide the methods, procedures and standards that shall govern such processing.
(Ord. No. O-2004-34, § 1(22-229), 9-14-2004)

Sec. 62-258. Definitions.

The following words, terms and phrases defined in this section shall have the meaning set forth below whenever they appear in this article, except where the context in which they are used clearly requires a different meaning; or where a different definition is prescribed for a particular section or provision. Words not defined shall be given the meaning provided under their common and ordinary meaning unless the context suggests otherwise.
Abandon or *vacate* means to renounce or disclaim all interest of the city and of the public in and to any land dedicated for transportation or travel by the public.
Easement means any easement granted for the use of nonspecified utilities or to the public in general. Any reference to easement in this article shall refer to a public easement unless otherwise specified.
Right-of-way means any public street, road, alley, place, highway, or other nonfee interest or portion thereof.
(Ord. No. O-2004-34, § 1(22-230), 9-14-2004)

Sec. 62-259. Application form.

(a) Applications may be filed by the owner of record of property abutting or bounding the right-of-way or easement sought to be vacated or by the city. All requests for vacation, abandonment, and closure of rights-of-way, easements, or city property shall be made in writing upon an application form furnished by the public works department, which shall require the following information:
(1) The name and address of the applicant.
(2) A general description of the right-of-way or easement which applicant seeks to have abandoned and the location of same. A legal description and recent survey, prepared and certified by a registered surveyor or engineer, shall be provided, which description shall be accompanied by a plat, map or drawing that also shows the general area involved and the location of the specific property interest sought to be vacated, abandoned, and closed.
(3) The reason for the requested abandonment, vacation and closure.
(4) The names and addresses of the owners of record of real property bounding and abutting the right-of-way or easement or city property the applicant seeks to have abandoned, and all owners of record of property located within 1,000 feet in all directions from any point of the right-of-way or easement proposed to be abandoned. The property owners of record shall be deemed to be those shown on the then current tax assessment roll of the city.

(5) Letters of consent from affected utilities, including but not limited to Florida Power and Lights, BellSouth Telephone Company, Florida Public Utility, NUI Gas, Comcast and other telecommunications companies, the county water and sewer department and the city water and sewer division, as may be applicable.
(6) Existing utilities or improvements, if any, in the area involved. If utilities and improvements need to be relocated, all details regarding such relocation shall be identified, including dedication of new easements including legal descriptions.
(7) At least 45 days prior to the consideration of the application by the development review committee 20 completed copies of the application shall be submitted to the public works department by the applicant.
(8) Applicant's proposed mitigation plan designed to offset any potential impacts which may be caused by the requested vacation.
(9) Such other relevant information as the city may require.
The application shall be signed by the applicant, who shall verify under oath that the information contained therein is true and correct.
(b) The city, through the city manager, may file an application with the public works director to initiate a review of proposed abandonment, vacation and closure of city right-of-way or easement. The city shall not file an application fee. The city application shall otherwise be reviewed and processed in accordance with the provisions of this article.
(Ord. No. O-2004-34, § 1(22-231), 9-14-2004)

Sec. 62-260. City right-of-way or easement.
(a) The public works department shall prepare and distribute the application packages to city departments, public agencies and public utility companies as set forth in section 62-259, within ten days of receipt of a completed application for abandonment, vacation and closure of a right-of-way or easement.
(b) The public works department shall review the application in accordance with the criteria set forth in the application and in section 62-262, and shall otherwise follow the procedures outlined in this article in reviewing and handling the application, except, however, that the city shall not pay an application fee.
(Ord. No. O-2004-34, § 1(22-232), 9-14-2004)

Sec. 62-261. Application fee and costs.
All applications for abandonment, vacation and closure filed by private property owners pursuant to this article shall be accompanied by an application fee in the amount established by the city commission, unless such fee is waived or reduced by the city commission upon a showing of good cause. All costs of public notice and advertisement shall be borne by the applicant unless waived by the city commission.
(Ord. No. O-2004-34, § 1(22-233), 9-14-2004)

Sec. 62-262. Departments and agencies to receive and review applications.
(a) Applications for vacation, abandonment and closure pursuant to this article, together with the required filing fee, shall be made and directed to the public works department for processing. The public works department shall provide a copy of the complete application to the following departments and agencies for review and comment:
(1) City manager;

(2) Planning department;
(3) Building and zoning department;
(4) Fire-rescue department;
(5) Police department;
(6) Public service department;
(7) Parking department;
(8) Development department;
(9) City clerk;
(10) City attorney;
(11) Public utilities and governmental agencies listed in section 62-259;
(12) Such other agencies as determined by the director of public works.
(b) The governmental agency, public utility company and departmental review and evaluation of the application shall include, but not be limited to:
(1) A determination of whether the subject right-of-way is useful as part of the city street system.
(2) A determination of whether the proposed action is consistent with the city's comprehensive land use plan.
(3) A study of geographic areas within 2,500 feet that may be impacted by the proposed action and the manner of impact.
(4) Suggested alternative actions to the proposed action, if any, which would alleviate the identified problems.
(5) A determination of whether the proposed action may be accomplished in conformance with the standards, rules and regulations of the local, state and federal governing authorities.
(6) A determination of what additional property, interests, easements, utility relocations, agreements and other actions are necessary to accommodate the proposed action. The applicant may also be required to provide an alternative right-of-way or easement.
(7) Identification and evaluation of any impact that the proposed action would have on the delivery and provision of service by public services vehicles.
(8) Identification and evaluation of any impact that the proposed action would have on the surrounding city street system.
(9) The results of any applicable traffic study.
(10) An estimated immediate and future cost to the city, if any, of completing the proposed action.
(11) A study of the reason identified for the proposed action.
(12) A review of the applicant's proposed mitigation plan to offset potential impacts that may be caused by the requested vacation.
(Ord. No. O-2004-34, § 1(22-234), 9-14-2004)

Sec. 62-263. Procedures relating to applications.
Upon receipt of the application and fee pursuant to this article, the public works department shall:
(1) Review same for completeness and for compliance with the requirements of this article. The public works department may reject the application if a similar application has been considered at any time within one year of the date the application is submitted. Upon the application being properly submitted, it shall be accepted for filing with the public works department, which shall give a receipt to the applicant for the fee paid. Once the review procedures outlined above are

complete, the public works department shall set a date for review by the development review committee.
(2) Forward the application together with all comments and recommendations received from city departments, agency and utility company input, to the development review committee which shall review the application pursuant to the criteria set forth in section 62-262, and provide a recommendation to the city manager, who shall advise the city commission of any objections to the proposed vacation or abandonment, and to the planning and zoning board which shall consider the request as part of the site plan review and approval process, and whose recommendations shall be forwarded to the city commission.
(3) Transmit the entire record to the city manager and planning and zoning board. The planning and zoning board, at the conclusion of a duly advertised public hearing, shall review the entire record, in accordance with the procedures set forth in the zoning code and in sections 62-262 and 62-264 and provide a recommendation to the city commission.
(4) Provide courtesy notice by mail to the owners of real property bounding and abutting the right-of-way or easement or city property proposed to be abandoned and, in addition, if a street or alley is to be abandoned, all the owners within 1,000 feet in all directions from any point of the street or alley to be abandoned. The owner of property shall be deemed to be the person shown on the then current tax assessment roll, and such notice shall be sent to the address given on such assessment roll for that purpose. Notice shall be mailed at least two weeks prior to the date of the meeting before the development review committee and the planning and zoning board at which the application shall be considered. The notice provided shall also advise property owners that they may provide comments in writing and/or verbally at the board meeting at which same is to be considered.
(5) Notify the general public by causing to be published a notice in a newspaper of general circulation in the city of the public hearing to be held on the application.
(6) Forward the planning and zoning board's recommendations for public hearing at the appropriate city commission meeting.
(7) Notify by certified mail the owners and occupants of real property, as identified above, of the public hearing to be held before the city commission.
(8) Notify the general public by causing to be published a notice in a newspaper of general circulation in the city of the public hearing to be held by the city commission on the application.
(Ord. No. O-2004-34, § 1(22-235), 9-14-2004)

Sec. 62-264. Action by city commission.
(a) The city commission shall consider the entire record of the application for abandonment, vacation and closure, which record shall consist of the report and recommendations of the departments, agencies and public utility companies, the recommendations of the development review committee and planning and zoning board and the record of the public hearing held before the planning and zoning board.
(b) In reaching its decision, the city commission shall adopt findings of fact and shall also consider the following criteria at a duly advertised public hearing in determining whether the general public welfare would be best served by the proposed action:
(1) Whether the public benefits from the use of the subject right-of-way as part of the city street system;
(2) Whether the proposed action is consistent with the city's comprehensive plan;
(3) The availability of alternative action to alleviate the identified problems;

(4) The effect of the proposed action upon traffic circulation;
(5) The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
(6) The effect of the proposed action upon the provision of municipal services, including, but not limited to, emergency services and waste removal; and
(7) The mitigation plan proposed by the applicant to offset any potential impacts.
(c) At the conclusion of the hearing, the city commission shall accept, modify, or deny the application in accordance with the standards set forth in this section and in the best interests of the public welfare.
(Ord. No. O-2004-34, § 1(22-236), 9-14-2004)

Sec. 62-265. Adoption of ordinance.
If the city commission adopts an ordinance granting the application, notice thereof shall be published one time, within 30 days following the date of adoption of said ordinance, in a newspaper of general circulation published in the city. The proof of publication of the notice of hearing and a proof of publication of the notice of the adoption of the ordinance and a copy of the ordinance shall be recorded in the public records of the county. Upon adoption of an ordinance approving an application, a certified copy of same shall be filed in the public records of the county. The costs of all notices required pursuant to the provisions of this article shall be borne by the applicant.
(Ord. No. O-2004-34, § 1(22-237), 9-14-2004)

Attachment C

accordance with the provisions of Article 3, Divisions 2 and 3 and other applicable provisions of the City's Code.

Section 3-1203. Standards for review.

Applications for abandonment and vacation of city streets, alleys, special purpose easements and other non-fee interests which the City may have in real property may be approved provided that it is demonstrated that:

A. The non-fee property interest sought to be abandoned:

1. Does not provide a benefit to the public health, safety, welfare, or convenience, in that:

a. It is not being used by the City for any of its intended purposes.

b. The Comprehensive Land Use Plan, special purpose plan, or capital improvement program does not anticipate its use; or

2. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that:

a. The vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City;

b. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed; and

B. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.

Section 3-1204. Planning and Zoning Board review and recommendation.

The Planning and Zoning Board shall:

A. Review the application at a public hearing conducted in accordance with the provisions of Article 3, Division 3.

B. Make written findings with respect to whether the application complies with the standards set out in Section 3-1203.

C. Identify appropriate conditions of approval which mitigate the impact of the vacation or abandonment of property.

D. Provide a recommendation to the City Commission with regard to whether the application should be approved, approved with conditions, or denied.

Section 3-1205. City Commission review and decision.

The City Commission in its sole discretion may approve, approve with conditions or deny an application for the abandonment or vacation of city streets, alleys, easement and other non-fee interests which the City may have in real property.

Section 3-1122. Required restrictive covenant.

To qualify for an exemption, the property owner must enter into a restrictive covenant or agreement with the City Commission for the term for which the exemption is granted. The form of the covenant or agreement must be established by the Department of State and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. Violation of the covenant or agreement results in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. 212.12(3).

Section 3-1123. Review by Historic Preservation Board.

The Historic Preservation Board, or its successor, is designated to review applications for exemptions. The Historic Preservation Board may recommend that the City Commission grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the Department of State. The recommendation and the reasons therefore must be provided to the applicant and to the City Commission before consideration of the application.

Section 3-1124. Approval by the City Commission.

A majority vote of the City Commission shall be required to approve a written application for exemption. The City Commission shall include the following in the resolution or ordinance approving the written application for exemption:

A. The name of the owner and the address of the historic property for which the exemption is granted.

B. The period of time for which the exemption will remain in effect and the expiration date of the exemption.

C. A finding that the historic property meets the requirements of this section.

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Summary of changes to the Goals, Objectives and Policies

This element is a combination of the former *Conservation Element* and *Coastal Management Element* and now includes the changes recommended in the 2006 EAR as well as additional policies related to water conservation efforts to support regional water supply planning efforts. The purpose of this element is to support the conservation and maintenance of the City's natural resources. The element includes policies to regulate development and other potential harmful effects on the environment as they relate to air, water, waste management, wildlife and native vegetative communities, all coastal resources, and historical resources. Additionally, this element provides for the protection of coastal zones, canals and waterways and historic sites. A new Goal related to the management of aquifer recharge areas was also incorporated with these EAR based changes.

☑ Amendment (addition/deletion) pursuant to the EAR

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Attachment A

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal NAT-1. ~~NATURAL AND ENVIRONMENTAL RESOURCES. To conserve, manage, use, and protect the natural and environmental resources of Coral Gables to ensure continued resource availability and environmental quality.~~ The City is an environmentally sustainable entity containing a healthy ecosystem in which natural resources are conserved, protected, maintained, enhanced, and restored. (This policy was revised the EAR recommendations due to further review).	**Goal NAT-1.** The City is an environmentally sustainable entity containing a healthy ecosystem in which natural resources are conserved, protected, maintained, enhanced, and restored.
Objective NAT-1.1. ~~AIR QUALITY.~~ Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.	**Objective NAT-1.1.** Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.
Policy NAT-1.1.1. ~~AIR QUALITY STANDARDS.~~ The City shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality, including enforcement of City ordinances which prohibit open burning and excessive vehicle exhausts.	**Policy NAT-1.1.1.** The City shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality, including enforcement of City ordinances which prohibit open burning and excessive vehicle exhausts.
Policy NAT-1.1.2. ~~PROHIBITED ACTIVITIES.~~ Prohibit open burning and excessive vehicle exhausts ~~shall be prohibited~~. (This policy was revised the EAR recommendations due to further review).	**Policy NAT-1.1.2.** Prohibit open burning and excessive vehicle exhausts.
Objective NAT-1.2. ~~POTABLE WATER AVAILABILITY.~~ Secure provisions of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand.	**Objective NAT-1.2.** Secure provisions of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand.
Policy NAT-1.2.1. ~~INTERGOVERNMENTAL COORDINATION FOR WATER CONSERVATION~~. Coordinate and cooperate with local, regional, state and federal agencies for the management and conservation of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.	**Policy NAT-1.2.1.** Coordinate and cooperate with local, regional, state and federal agencies for the management and conservation of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.
Policy NAT-1.2.2. ~~IMPLEMENTATION WATER DEMAND MANAGEMENT POLICIES AND PROGRAMS.~~ Cooperate with Miami-Dade County and the South Florida Water Management District for the implementation of water demand management policies and programs. ☑	**Policy NAT-1.2.2.** Cooperate with Miami-Dade County and the South Florida Water Management District for the implementation of water demand management policies and programs.
Policy NAT-1.2.3. ~~ENFORCING WATER QUALITY STANDARDS. All federal, state, and regional water quality standards shall be enforced in Coral Gables~~. Cooperate with Miami-Dade County, the South Florida Water Management District (SFWMD), and other appropriate agencies in the enforcement of all federal, state, and regional water quality standards. ☑	**Policy NAT-1.2.3.** Cooperate with Miami-Dade County, the South Florida Water Management District (SFWMD), and other appropriate agencies in the enforcement of all federal, state, and regional water quality standards.
Policy NAT-1.2.4. ~~EMERGENCY WATER CONSERVATION.~~ Cooperate with the Miami-Dade Water and Sewer ~~Authority~~ Department (MDWASD) and the ~~South Florida Water Management District~~ SFWMD to conserve water resources in emergencies. (This policy was revised the EAR recommendations due to further review).	**Policy NAT-1.2.4.** Cooperate with the Miami-Dade Water and Sewer Authority (WDWSA) and the SFWMD to conserve water resources in emergencies.
Policy NAT-1.2.5. Explore opportunities for alternative water supply resources.	**Policy NAT-1.2.5.** Explore opportunities for alternative water supply resources.
Policy NAT-1.2.6. Implementation of the 10-Year Water Supply Facilities Work Plan will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the City's future population.	**Policy NAT-1.2.6.** Implementation of the 10-Year Water Supply Facilities Work Plan will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the City's future population.
Policy NAT-1.2.7. The potable water network is an interconnected, countywide system, therefore, the City will cooperate with MDWASD to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists. The City will	**Policy NAT-1.2.7.** The potable water network is an interconnected, countywide system, therefore, the City will cooperate with MDSWA to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists. The City will prepare and submit a Water Conservation Plan to the County at the same time as the City submits the updated 5-Year Water Supply Facilities Work Plan.
	Policy NAT-1.2.8. If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact WASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

☑ Amendment (addition/deletion) pursuant to the EAR

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
prepare and submit a Water Conservation Plan to the County at the same time as the City submits the updated 5-Year Water Supply Facilities Work Plan. **Policy NAT-1.2.8.** If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact WASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse. **Policy NAT-1.2.9.** The City will enforce Miami-Dade County's Water Use Efficiency Standards Ordinance adopted on February 5, 2008, and amended by Ordinance on September 2, 2008. **Policy NAT-1.2.10.** The City will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and WaterSense certified in all new and redeveloped residential projects. **Policy NAT-1.2.11.** The City will encourage the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects. **Policy NAT-1.2.12.** The City will encourage the use of Florida Friendly Landscapes guidelines and principles; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios. **Policy NAT-1.2.13.** The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan. **Objective NAT-1.3.** ~~MANAGING DISPOSAL OF WASTES~~. The City shall assure that generation, storage, transport, and disposal of wastes in the City ~~Coral Gables~~ is managed with the best available technology to protect environmental quality. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.3.1.** ~~MANDATORY WASTEWATER SYSTEM CONNECTING.~~ Ensure that when new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system at the time of building permit, if lines are available ~~within one hundred twenty (120) days~~. ☑ ~~POLICY 6-1.3.2: REGULATING NEW SUBDIVISIONS AND SEWERAGE CONNECTIONS. New subdivisions which are reasonably accessible to sanitary sewers are required to provide sewerage and connections for each lot in the development.~~ ☑ **Policy NAT-1.3.2.** Cooperate with appropriate public agencies to ensure that solid and hazardous wastes generated within the City are properly managed to protect the environment. ~~POLICY 6-1.3.3: SEPTIC TANK STANDARDS. New septic tank systems shall meet applicable state standards for permitting.~~ ☑	**Policy NAT-1.2.9.** The City will enforce Miami-Dade County's Water Use Efficiency Standards Ordinance adopted on February 5, 2008 and amended by Ordinance on September 2, 2008. **Policy NAT-1.2.10.** The City will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and Water Sense certified in all new and redeveloped residential projects. **Policy NAT-1.2.11.** The City will encourage the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects. **Policy NAT-1.2.12.** The City will encourage the use of Florida Friendly Landscapes guidelines and principles; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios. **Policy NAT-1.2.13.** The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (Water SIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan. **Objective NAT-1.3.** The City shall assure that generation, storage, transport, and disposal of wastes in the City is managed with the best available technology to protect environmental quality. **Policy NAT-1.3.1.** Ensure that when new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system at the time of building permit, if lines are available. **Policy NAT-1.3.2.** Cooperate with appropriate public agencies to ensure that solid and hazardous wastes generated within the City are properly managed to protect the environment. **Policy NAT-1.3.3.** The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City are properly managed and disposed of properly to protect the environment. **Objective NAT-1.4.** The City shall conserve and protect the remaining natural systems of the City in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and implementation of protective development regulations. **Policy NAT-1.4.1.** The City will coordinate with South Florida Water Management District, Miami-Dade County, and state agencies to conserve and protect the natural resources of Biscayne Bay. **Policy NAT-1.4.2.** Coordination with other public and private plans and programs for conservation of natural resources. **Policy NAT-1.4.3.** Utilize wetlands and submerged lands for purposes which are compatible with their natural values and functions. Revise city land development regulations where warranted to provide these areas with the maximum possible protection.

☑ Amendment (addition/deletion) pursuant to the EAR

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy NAT-1.3.3. ~~INTERGOVERNMENTAL COORDINATION FOR SOLID AND HAZARDOUS WASTE.~~ The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City are properly managed and disposed of properly to protect the environment. **Objective NAT-1.4.** ~~CONSERVATION OF NATURAL SYSTEMS.~~ The City shall conserve and protect the remaining natural systems of the City ~~Coral Gables,~~ in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and implementation of protective development regulations. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.4.1.** ~~BISCAYNE BAY.~~ The City will coordinate with South Florida Water Management District, Miami-Dade County, and state agencies to C conserve and protect the natural resources of Biscayne Bay. This policy was revised the EAR recommendations due to further review. **Policy NAT-1.4.2.** ~~INTERGOVERNMENTAL COORDINATION.~~ Coordination with other public and ~~local government, state, federal, and~~ private plans and programs for conservation of natural resources ~~shall be incorporated into the city planning process~~. ☑ **Policy NAT-1.4.3.** ~~MANAGING AND REGULATING WETLANDS AND SUBMERGED LANDS.~~ Utilize wetlands and submerged lands ~~should be used~~ for purposes which are compatible with their natural values and functions. Revise ~~and~~ city land development regulations ~~should be revised~~ where warranted to provide these areas with the maximum possible protection. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.4.4.** ~~ENFORCEMENT ACTIVITIES~~. Protect and conserve the natural functions of existing soils, fisheries, rivers, lakes, floodplains, estuarine marshes, native habitats/plant materials/ecosystems and marine habitats through enforcement of existing local, state, and federal regulations designed to protect and conserve these functions. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.4.5.** ~~DESIGNATION OF WETLANDS ON THE FUTURE LAND USE MAP. After January 1997, the City shall~~ Protect existing and annexed ~~the~~ wetlands within the City ~~Coral Gables~~ by designating ~~continuing to designate~~ those areas as "Conservation" on the Future Land Use Map, ~~and furthermore, the City shall designate any wetland areas annexed into Coral Gables as "Conservation" on the Future Land Use Map. (3243)~~ ☑ **Objective NAT-1.5.** ~~LAND USE PLANNING AND REGULATION.~~ The City shall preserve areas of significant environmental and public value through appropriate land use designations and implementation of protective development regulations. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.5.1.** ~~INTERLOCAL COORDINATION FOR NATURAL RESOURCE PROTECTION. The City shall~~ Continue to cooperate with adjacent municipalities, ~~and~~ Miami-Dade County, the South Florida Water Management District, and other appropriate jurisdictions to preserve and protect natural resources and natural areas. ☑ **Policy NAT-1.5.2.** ~~INTERGOVERNMENTAL COORDINATION FOR PROTECTION OF ENDANGERED/THREATENED SPECIES AND HABITATS. The City shall~~ Continue to cooperate with the appropriate local, state and federal agencies for the protection of wildlife, endangered and threatened species and significant plant, flora, fauna and animal habitats. (This policy was revised the EAR recommendations due	**Policy NAT-1.4.4.** Protect and conserve the natural functions of existing soils, fisheries, rivers, lakes, floodplains, estuarine marshes, native habitats/plant materials/ecosystems and marine habitats through enforcement of existing local, state, and federal regulations designed to protect and conserve these functions. **Policy NAT-1.4.5.** Protect existing and annexed wetlands within the City by designating those areas as "Conservation" on the Future Land Use Map. **Objective NAT-1.5.** The City shall preserve areas of significant environmental and public value through appropriate land use designations and implementation of protective development regulations. **Policy NAT-1.5.1.** Continue to cooperate with adjacent municipalities, Miami-Dade County, the South Florida Water Management District, and other appropriate jurisdictions to preserve and protect natural resources and natural areas. **Policy NAT-1.5.2.** Continue to cooperate with the appropriate local, state and federal agencies for the protection of wildlife, endangered and threatened species and significant plant, flora, fauna and animal habitats. **Policy NAT-1.5.3.** Wildlife shall be protected within the City. **Policy NAT-1.5.4.** Existing native vegetative communities within the City shall be protected. **Objective NAT-1.6.** Ensure that development projects and activities mitigate adverse ecological changes or improve previously degraded environmental conditions. **Policy NAT-1.6.1.** Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission. **Policy NAT-1.6.2.** Require site-plan review and approval of all proposed development and redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. **Policy NAT-1.6.3.** Continue to enforce landscaping standards that require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species. **Policy NAT-1.6.4.** Continue to utilize the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation. **Policy NAT-1.6.5.** Explore strategies for promoting environmentally sensitive development, such as the U.S. Green Building Council's "Leadership in Energy and Environmental Design (LEED)" certification. **Objective NAT-1.7.** The City shall conserve, appropriately use, and protect minerals, soils and native vegetative communities. Assure the maintenance and conservation of trees within the City through continued maintenance of trees on all properties and the site plan development review process.

☑ Amendment (addition/deletion) pursuant to the EAR

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
to further review). **Policy NAT-1.5.3.** ~~WILDLIFE PROTECTION.~~ Wildlife shall be protected within the City. ~~in Coral Gables.~~ This policy was revised the EAR recommendations due to further review. **Policy NAT-1.5.4.** ~~PROTECTING NATIVE VEGETATIVE COMMUNITIES.~~ Existing native vegetative communities ~~in Coral Gables~~ within the City shall be protected. This policy was revised the EAR recommendations due to further review. ~~POLICY 6-1.5.5: PROVIDE BEAUTIFICATION OF PUBLIC OPEN SPACE SYSTEMS. Provide continued beautification of streets, rights-of-way and public open spaces and facilities within Coral Gables.~~ ☑ **Objective NAT-1.6.** ~~MANAGING MITIGATION ACTIVITIES.~~ Ensure that development projects and activities mitigate adverse ecological changes or ~~actually~~ improve previously degraded environmental conditions. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.6.1.** ~~PROTECTING CONSERVATION AREAS.~~ Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission. **Policy NAT-1.6.2.** ~~REQUIRED SITE PLAN REVIEW. The City shall~~ Require site-plan review and approval of all proposed development and ~~or~~ redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.6.3.** ~~LANDSCAPING STANDARDS.~~ Continue to enforce landscaping standards that ~~shall be developed which~~ require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species. ☑ **Policy NAT-1.6.4.** ~~REGULATING DEVELOPMENT TO PROMOTE NATURAL RESOURCE CONSERVATION.~~ Continue to utilize ~~The City shall use~~ the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation. ☑ **Policy NAT-1.6.5.** Explore strategies for promoting environmentally sensitive development, such as the U.S. Green Building Council's "Leadership in Energy and Environmental Design (LEED)" certification. **Objective NAT-1.7.** ~~PROTECT MINERALS, SOILS, AND NATIVE VEGETATIVE COMMUNITIES.~~ The City shall conserve, appropriately use, and protect minerals, soils and native vegetative communities. Assure the maintenance and conservation of trees within the City ~~Coral Gables,~~ through continued maintenance of trees ~~within City~~ on all properties and the site plan development review process. ~~for new development~~. ☑ **Policy NAT-1.7.1.** ~~REGULATING PROTECTION OF NATIVE TREES.~~ Ensure the preservation of ~~native~~ trees ~~shall be preserved~~ during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance. ~~and if any native tree must be removed during development or redevelopment, another native tree shall be replanted to replace the removed tree~~. Where trees approved	**Policy NAT-1.7.1.** Ensure the preservation of trees during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy. **Goal NAT-2.** The City shall conserve, manage, use and protect natural and environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area. **Objective NAT-2.1.** Maintain or improve coastal area and estuarine environmental quality, as measured by existing baseline environmental indicators for water quality provided by Miami Dade Department of Environmental Regulation and Management. This objective shall be achieved through the implementation of the following policies. **Policy NAT-2.1.1.** Development affecting coastal and estuarine water resources shall enhance biological and economic productivity of coastal resources. **Policy NAT-2.1.2.** The wastewater disposal systems of the City shall maintain water quality at or exceeding applicable local, regional, state and federal standards. **Policy NAT-2.1.3.** The City shall cooperate with the South Florida Water Management District, state agencies, and local government jurisdictions for area-wide water resources planning and management. **Policy NAT-2.1.4.** The City shall cooperate with the appropriate state and local agencies for identifying, controlling and eliminating point sources of water pollution. **Policy NAT-2.1.5.** All federal and state water quality standards shall be enforced in the City. **Objective NAT-2.2.** Protect and conserve remaining coastal resources, including wetlands, living marine resources, wildlife habitat, and historic resources. **Policy NAT-2.2.1.** Coordinate ~~ion~~ with appropriate public agencies for the management of the coastal zone to provide a balance between irreversible commitments and conservation of resources. Methods for coordinating with Miami-Dade County and neighboring local governments to prevent estuarine pollution and protection of Biscayne Bay, control surface water runoff, and protect living marine resources shall be identified and set forth in interlocal agreements or other methodologies. **Policy NAT-2.2.2.** Review and incorporate appropriate changes to the City's Natural Resources Element for natural resource protection consistent with management plans by Miami-Dade County, and state and federal. **Policy NAT-2.2.3.** Land use planning and management of development regulations in the coastal zone shall be based on sound ecological principles and the public benefit. **Policy NAT-2.2.4.** The City shall maintain its canals and waterways, with specific attention to maintenance dredging and spoil disposition activities to enhance existing water quality. Maintenance shall result in minimal or disruption of natural habitat. Discharge of pollutants and disposal of wastes into canals, storm drains, submerged lands, or open waters is prohibited. The City hereby incorporates by reference the Emergency Operation Plan and the direction provided in the hazard mitigation annex of the Operations Plan. ☑

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy. ☑ **Goal ~~5-1~~ NAT-2.** ~~MANAGING COASTAL RESOURCES.~~ ~~To~~ The City shall conserve, manage, use and protect natural and environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area. ☑ **Objective NAT-2.1.** ~~MAINTAINING ENVIRONMENTAL QUALITY~~. Maintain or improve coastal area and estuarine environmental quality, as measured by existing baseline environmental indicators for water quality provided by Miami ~~Metro~~-Dade Department of Environmental Regulation and Management. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~ **Policy NAT-2.1.1.** ~~ENHANCING BIOLOGICAL AND ECONOMIC PRODUCTIVITY OF COASTAL RESOURCES.~~ Development affecting coastal and estuarine water resources shall enhance ~~provide for maintaining or enhancing~~ the biological and economic productivity of ~~those~~ coastal resources. **Policy NAT-2.1.2.** ~~WATER QUALITY STANDARDS FOR WASTEWATER DISPOSAL SYSTEMS~~. The wastewater disposal systems of the City ~~Coral Gables~~ shall maintain water quality at or exceeding applicable local, regional, state and federal standards. **Policy NAT-2.1.3.** ~~INTERGOVERNMENTAL COORDINATION.~~ The City shall cooperate with the South Florida Water Management District, state agencies, and local government jurisdictions for area-wide water resources planning and management. **Policy NAT-2.1.4.** ~~MANAGING WATER POLLUTION POINT SOURCES.~~ The City shall cooperate with the appropriate state and local agencies for identifying, controlling and eliminating point sources of water pollution. **Policy NAT-2.1.5.** ~~ENFORCE WATER QUALITY STANDARDS.~~ All federal and state water quality standards shall be enforced in the City. **Objective NAT-2.2.** ~~PROTECT AND CONSERVE COASTAL RESOURCES~~. Protect and conserve remaining coastal resources, including wetlands, living marine resources, wildlife habitat, and historic resources. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ **Policy NAT-2.2.1.** ~~COASTAL ZONE INTERGOVERNMENTAL COORDINATION.~~ Coordinate ~~ion~~ with appropriate public agencies for the management of the coastal zone to provide a balance between irreversible commitments and conservation of resources. ~~shall be the responsibility of the Planning Department.~~ Methods for coordinating with Miami-Dade County and neighboring local governments ~~the City of Miami~~ to prevent estuarine pollution and protection of Biscayne Bay, control surface water runoff, and protect living marine resources shall be identified and set forth in interlocal agreements or other methodologies. ☑ **Policy NAT-2.2.2.** ~~UPDATE COASTAL MANAGEMENT ELEMENT.~~ Review and incorporate appropriate changes to the City's Natural Resources Element for natural resource protection consistent with ~~and~~ management plans by Miami-Dade County, and state and federal. ~~agencies into the policies set forth in this plan element.~~ ☑ **Policy NAT-2.2.3.** ~~PRINCIPLES FOR MANAGING COASTAL DEVELOPMENT~~. Land use planning and	**Policy NAT-2.2.5.** Historic sites shall be identified and protected, and performance standards for development and sensitive reuse for of historic resources shall be established. **Objective NAT-2.3.** Restore and enhance disturbed or degraded natural resources and implement programs to mitigate future natural resources disruption or degradation in the coastal area. This objective shall be achieved through the implementation of the following policies. **Policy NAT-2.3.1.** Existing coastal wetlands and submerged lands should not be drained or filled, and should be restored or enhanced where disturbed or degraded by development. The City shall monitor dredge and fill permits issued by the U.S. Army Corps of Engineers and shall further monitor new development applications to the City to ensure that this policy is enforced. **Policy NAT-2.3.2.** Specific and cumulative impacts of development or redevelopment upon wetlands; water quality, water quantity, wildlife habitat, living marine resources, and shoreline systems shall be limited by strictly regulating land alteration activities likely to result in erosion and sedimentation, or long-term water quality degradation and habitat loss. **Policy NAT-2.3.3.** Protect existing natural shoreline areas, establish construction standards which minimize the impact of man-made structures on shoreline systems, and restore altered shorelines within the City's jurisdiction. **Goal NAT-3.** The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained. **Objective NAT-3.1.** Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. **Policy NAT-3.1.1.** Encourage improved groundwater recharge by requiring all new construction projects to consider providing the following • Greater pervious open and green space. • Pervious pavements. • French drains, slab covered trenches or drainage wells, and limit overflows. • Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible. Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided. **Policy NAT-3.1.2.** Encourage designs, which will diminish groundwater withdrawals and increase high quality groundwater recharge. **Policy NAT-3.1.3.** Comply with SFWMD and Miami-Dade Code and environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.

☑ Amendment (addition/deletion) pursuant to the EAR

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
management of development regulations in the coastal zone shall be based on sound ecological principles and the public benefit. ~~interest.~~ **Policy NAT-2.2.4.** ~~MANAGING DREDGING AND SPOIL DISPOSITION ACTIVITIES.~~ The City shall maintain its canals and waterways, with specific attention to maintenance dredging and spoil disposition activities to enhance ~~not reduce~~ existing water quality. Maintenance shall result in minimal or ~~result in permanent~~ disruption of natural habitat. Discharge of pollutants and disposal of wastes into canals, storm drains, submerged lands, or open waters is prohibited. The City hereby incorporates by reference the Emergency Operation Plan and the direction provided in the hazard mitigation annex of the Operations Plan. ☑ ~~POLICY 5-1.2.5: PROHIBITED ACTIVITIES. Discharge of pollutants and disposal of wastes into canals, storm drains, submerged lands, or open waters is prohibited.~~ ☑ **Policy NAT-2.2.5.** ~~ESTABLISHING STANDARDS FOR REDEVELOPMENT AND REUSE OF HISTORIC RESOURCES.~~ Historic sites shall be identified and protected, and performance standards for development and sensitive reuse for of historic resources shall be established. **Objective NAT-2.3.** ~~MANAGING DISTURBED OR DEGRADED NATURAL RESOURCES.~~ Restore and enhance disturbed or degraded natural resources and implement programs to mitigate future natural resources disruption or degradation in the coastal area. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~ **Policy NAT-2.3.1.** ~~REGULATING AND MONITORING DREDGE AND FILL ACTIVITIES.~~ Existing coastal wetlands and submerged lands should not be drained or filled, and should be restored or enhanced where disturbed or degraded by development. The City shall monitor dredge and fill permits issued by the U.S. Army Corps of Engineers and shall further monitor new development applications to the City to ensure that this policy is enforced. **Policy NAT-2.3.2.** ~~REGULATING CERTAIN ALTERATION ACTIVITIES.~~ Specific and cumulative impacts of development or redevelopment upon wetlands; water quality, water quantity, wildlife habitat, living marine resources, and shoreline systems shall be limited by strictly regulating land alteration activities likely to result in erosion and sedimentation, or long-term water quality degradation and habitat loss. **Policy NAT-2.3.3.** ~~SHORELINE PROTECTION ACTIVITIES.~~ Protect existing natural shoreline areas, establish construction standards which minimize the impact of man-made structures on shoreline systems, and restore altered shorelines within the City's jurisdiction. **GOAL NAT-3.** The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained. **Objective NAT-3.1.** Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. **Policy NAT-3.1.1.** Encourage improved groundwater recharge by requiring all new construction projects to consider providing the following • Greater pervious open and green space.	

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
• Pervious pavements. • French drains, slab covered trenches or drainage wells, and limit overflows. • Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible. Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided. **Policy NAT-3.1.2.** Encourage designs, which will diminish groundwater withdrawals and increase high quality groundwater recharge. **Policy NAT-3.1.3.** Comply with SFWMD and Miami-Dade Code and environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.	

REC

Recreation and Open Space

Vision: Provide and maintain a high quality and environmentally sensitive system of parks, recreational facilities, and open spaces which meet the needs of the entire community.

Summary of changes to the Goals, Objectives and Policies

This element was updated to include the changes recommended in the 2006 EAR to specifically include a revised level of service standard based on a service radius (i.e., 5 minute walk, 10 minute walk, 15 minute drive, etc.) rather than a specific number of facilities per 1,000 residents. The element was updated to provide specific dates policies are achieved. Some policies were deleted due to being outdated and no longer relevant. A new policy was added to support the update of the City Parks Master Plan by 2011 and for the City to maintain its accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA).

☑ Amendment (addition/deletion) pursuant to the EAR

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Attachment E

Recreation and Open Space

REC

Vision: Provide and maintain a high quality and environmentally sensitive system of parks, recreational facilities, and open spaces which meet the needs of the entire community.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

~~Goal 7-1. CONSTRUCTIVE USE OF LEISURE TIME. To provide an environment in the City of Coral Gables responsive to the needs, desires, and interests of all residents for the constructive use of their leisure time.~~

Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area. ☑

Objective REC-1.1. ~~RECREATION PROGRAMS AND FACILITIES.~~ Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents. ☑

Policy REC-1.1.1. ~~RECREATION OF LOS STANDARDS.~~ Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable ~~Level of Service~~ LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards ~~are as herein provided. (3243)~~ ☑

RECREATION FACILITY	STANDARD	PARKS	STANDARD (Acres per 1,000 residents)
~~Golf Course~~	~~8 holes per 25,000 residents~~	~~Special Purpose~~	~~3.00~~
~~Tennis Courts~~	~~1 court per 2,000 residents~~	~~Neighborhood~~	~~0.75~~
~~Racquetball Courts~~	~~1 court per 11,500 residents~~	~~Mini-park~~	~~0.04~~
~~Basketball Courts~~	~~1 court per 5,000 residents~~	~~Open Space~~	~~0.10~~
~~Ball Diamonds~~	~~1 field per 5,600 residents~~	~~Active~~	~~0.30~~
~~Playing Fields~~	~~1 field per 5,600 residents~~	~~Passive~~	~~0.30~~
~~Swimming Pools~~	~~1 pool per 50,000 residents~~		
~~Equipped Play Area~~	~~1 area per 5,000 residents~~		

Recreation facilities per resident:

Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:

Park Type	Acreage/Mileage	Service Radius

Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area. ☑

Objective REC-1.1. Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents. ☑

Policy REC-1.1.1. Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards. ☑

Recreation facilities per resident:

Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:

Park Type	Acreage/Mileage	Service Radius
Urban Open Spaces	0 - .25	5 minute walk or 0 .25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

Urban Open Space are those designated areas which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvement. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as linear parks, vest pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks are those designated areas that are "walk-to" facilities where residents may walk or bicycle within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to the following: field games; court games; sports fields; playground apparatus area; picnic area; landscaping and garden areas; and senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Facilities is an area that provides a diverse range of recreational and leisure activities or provides very

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Recreation and Open Space

REC

Vision: Provide and maintain a high quality and environmentally sensitive system of parks, recreational facilities, and open spaces which meet the needs of the entire community.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Urban Open Spaces	0 - .25	5 minute walk or 0 .25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

Urban Open Space are those designated areas which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvement. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as linear parks, vest pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks are those designated areas that are "walk-to" facilities where residents may walk or bicycle within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to the following: field games; court games; sports fields; playground apparatus area; picnic area; landscaping and garden areas; and senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Facilities is an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community.

District/Regional Parks is an area selected for its natural and ornamental quality and its suitability of which the purpose is to function as a regionally-based recreational activities area. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses.

Policy REC-1.1.2. ~~MANAGING RECREATION FACILITY NEEDS.~~ Continue to identify existing recreation facilities needs in the five (5) year capital improvements schedule ~~program~~ for the Recreation Department, and correct or improve deficiencies as funding becomes available. ☑

Policy REC-1.1.3. ~~MAINTENANCE OF EXISTING RECREATION LAND AND FACILITIES. After January 1, 1998, the~~ The City shall maintain existing recreation land and facilities through the use of proper management and funding techniques. The City shall ensure that recreation facilities are well managed, well maintained, and that quality recreation programs are available within a 10 minute walk to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvements, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system. ~~(3243)~~ ☑

Policy REC-1.1.4. ~~MANDATORY LAND DEDICATION OR FEES IN LIEU THEREOF. By January 1, 1998, the~~ The City shall continue its ~~amend the land development regulations to include provisions for the mandatory~~ dedication ~~towards securing~~ of land for parks and recreation via the development review process ~~or~~ and recreation impact fee collection. ~~fees in lieu thereof. The formula shall be a pro rata formula based on City~~ specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community.

District/Regional Parks is an area selected for its natural and ornamental quality and its suitability of which the purpose is to function as a regionally-based recreational activities area. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses.

Policy REC-1.1.2. Continue to identify existing recreation facilities needs in the five (5) year capital improvements schedule for the Recreation Department, and correct or improve deficiencies as funding becomes available. ☑

Policy REC-1.1.3. The City shall maintain existing recreation land and facilities through the use of proper management and funding techniques. The City shall ensure that recreation facilities are well managed, well maintained, and that quality recreation programs are available within a 10 minute walk to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvements, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system. ☑

Policy REC-1.1.4. The City shall continue its dedication of land for parks and recreation via the development review process and recreation impact fee collection. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development. ☑

Policy REC-1.1.5. The City shall continue to implement the Parks and Open Space Master Plan to make full use of the Youth Center by continuing the following programs to meet the needs of Youth Center users:

- Establish a diversified program of indoor athletics ranging from dance to fitness/weight training to volleyball.
- Design classes that will interest adults, seniors and families as well as children.
- Provide separate play and game areas for children (6-11); teens (12-18); adults (18-55) and seniors (55+).

Policy REC-1.1.6. Identify potential sites for playground equipment and open space parks.

Policy REC-1.1.7. Identify appropriate sites for walking/jogging paths on existing City property or other publicly owned properties. ☑

Policy REC-1.1.8. Maintain and enhance landscaped open spaces for passive recreation in the Central Business District and in appropriate areas throughout the City. ☑

Policy REC-1.1.9. Maintain the adopted LOS standards for recreation and open space as established in this Element by correcting or improving existing deficiencies in parks and recreation facilities. ☑

Policy REC-1.1.10. The City shall update the Parks and Open Space Master Plan by 2011 which will consist of a comprehensive needs assessment; an analytical analysis based on existing data and standards; a detailed action plan and funding strategies to implement the vision. The Master Plan will focus on the feasibility of the following: creating more neighborhood parks; greater use of the trolley system for park related activities; more family focused activities; additional trails; fitness centers; outdoor concerts; educational programs and outdoor fitness programs. ☑

☑ Amendment (addition/deletion) pursuant to the EAR

Recreation and Open Space

REC

Vision: Provide and maintain a high quality and environmentally sensitive system of parks, recreational facilities, and open spaces which meet the needs of the entire community.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies

~~demand and supply analysis.~~ The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development. ~~(3243)~~ ☑

Policy REC-1.1.5. ~~YOUTH CENTER FACILITIES. By January 1, 1998, the~~ The City shall continue to implement the Parks and Open Space Master Plan ~~develop a plan~~ to make full use of the Youth Center by continuing ~~instituting~~ the following programs to meet the needs of Youth Center users: ~~(3243)~~

- Establish a diversified program of indoor athletics ranging from dance to fitness/weight training to volleyball.
- Design classes that will interest adults, seniors and families as well as children.
- Provide separate play and game areas for children (6-11); teens (12-18); adults (18-55) and seniors (55+).

Policy REC-1.1.6. ~~PLAYGROUND EQUIPMENT AND OPEN SPACE PARK SITES.~~ Identify potential sites for playground equipment and open space parks.

~~**Policy 7-1.1.7.** PHILLIPS FIELD IMPROVEMENT NEEDS. Redesign the softball field and expand the facilities at Phillips Field.~~ ☑

Policy REC-1.1.7. ~~SITES FOR WALKING/JOGGING PATHS.~~ Identify appropriate sites for walking/jogging paths on existing City property or other publicly owned properties. ☑

~~**Policy 7-1.1.9.** BICYCLE AND JOGGING PATHS. Designate new bicycle and jogging paths.~~ ☑

~~**Policy 7-1.1.10.** IMPROVED LIGHTING. Provide adequate lighting at city facilities used for evening activities and programs.~~ ☑

~~**Policy 7-1.1.11.** PLAYGROUND FACILITIES. Maintain and improve playground facilities.~~ ☑

Policy REC-1.1.8. ~~IMPROVEMENTS WITHIN CENTRAL BUSINESS DISTRICT.~~ Maintain and enhance landscaped open spaces for passive recreation in the Central Business District and in appropriate areas throughout the City. ☑

Policy REC-1.1.9. ~~MAINTENANCE OF RECREATION AND OPEN SPACE STANDARDS.~~ Maintain the adopted LOS ~~level of service~~ standards for recreation and open space as established in this Element by correcting or improving existing deficiencies in parks and recreation facilities. ☑

Policy REC-1.1.10. UPDATE PARKS AND OPEN SPACE MASTER PLAN. The City shall update the Parks and Open Space Master Plan by 2011 which will consist of a comprehensive needs assessment; an analytical analysis based on existing data and standards; a detailed action plan and funding strategies to implement the vision. The Master Plan will focus on the feasibility of the following: creating more neighborhood parks; greater use of the trolley system for park related activities; more family focused activities; additional trails; fitness centers; outdoor concerts; educational programs and outdoor fitness programs. ☑

Policy REC-1.1.11. The City will continue to provide quality recreation facilities and programs by maintaining the Park and Recreation Department as CAPRA accredited through the National Recreation and Parks Association by applying for a renewal every 5 years. ☑

Objective REC-1.2. ~~PUBLIC ACCESS TO RECREATION OPPORTUNITIES. Ensure~~ Promote convenient public access to recreation programs and facilities for all residents of the City. ☑

Policy REC-1.2.1. Continue to provide year-round access to City recreation sites and facilities. ☑

Policy REC-1.2.2. The City shall continue to provide recreational opportunities within the Coral Gables Parks system for families, older adults and children. (3243) ☑

Policy REC-1.2.3. Continue to provide special recreational facilities for the elderly through the Youth Center and future elderly housing and service centers as they are constructed. ☑

Policy REC-1.2.4. Provide adult evening activities and programs.

Policy REC-1.2.5. The City shall cooperate with Miami-Dade County to existing beach ~~and~~ shore and waterways access, including beach access routes and facilities. ☑

Policy REC-1.2.6. The City shall continue working with the applicable City Boards and Committees and the established procedures for working with local cultural organizations to assist them in attracting additional cultural activities to the City through such techniques as:

- One-stop permitting for festivals and other outdoor events.
- Reduced rental fees for use of City buildings and facilities. ☑

Objective REC-1.3. The City shall continue to maintain a high standard of aesthetic quality and improve the appearance of municipal recreation areas and public open spaces. ☑

Policy REC-1.3.1. Additional public open space and natural reservations shall be designated and where feasible, acquired by the City in an effort to maintain and exceed the adopted LOS standard for parks and open space. ☑

Policy REC-1.3.2. Improve appearance of public entrance gates, fountains and plazas as mandated applicable City Boards and committees in order to provide distinctive gateways into the City. ☑

Objective REC-1.4. Promote convenient public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10 minute walk for every resident within the City. ☑

Policy REC-1.4.1. The City shall seek to partner with the Miami-Dade County School Board to provide resources for expanding and improving recreational facilities at all School Board facilities. ☑

Policy REC-1.4.2. Promote more extensive use of existing Matheson Hammock Park for City residents by providing public information using all available technology and in cooperation with the Miami -Dade Parks Department regarding available facilities and programmed activities at the park. ☑

Policy REC-1.4.3. The City shall pursue discussions with the University of Miami to allow City residents to use

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access to recreation programs and facilities for all residents of the City. ☑

Policy REC-1.2.1. ~~PROVIDE YEAR-ROUND ACCESS.~~ Continue to provide ~~Provide~~ year-round access to City recreation sites and facilities. ☑

~~**Policy 7-1.2.2.** INCREASED COMMUNITY ACTIVITIES AT YOUTH CENTER. Increase the use of the Youth Center as a facility for community activities, while maintaining its emphasis on youth activities.~~ ☑

Policy REC-1.2.2. ~~RECREATION PROGRAMS FOR FAMILIES AND CHILDREN.~~ The City shall ~~by December 2004 create strategies for increasing~~ continue to provide recreational opportunities within the Coral Gables Parks system for families, older adults and children. (3243) ☑

Policy REC-1.2.3. ~~SPECIAL FACILITIES FOR THE ELDERLY.~~ Continue to provide ~~Provide~~ special recreational facilities for the elderly through the Youth Center and future elderly housing and service centers as they are constructed. ☑

Policy REC-1.2.4. ~~EVENING ACTIVITIES FOR ADULTS.~~ Provide adult evening activities and programs.

Policy REC-1.2.5. ~~ACCESS TO BEACH, SHORE AND WATERWAYS.~~ The City shall cooperate with Miami-Dade County to maintain existing beach, ~~and~~ shore and waterways access, including beach access routes and facilities. ~~identified in the Coastal Management Element, and access to waterways shown on the future land use map.~~ ☑

Policy REC-1.2.6. ~~INCREASING CULTURAL ACTIVITIES.~~ The City shall continue working with the applicable City Boards and Committees and the established procedures ~~establish a formal procedure~~ for working with local cultural organizations to assist them in attracting additional cultural activities to the City ~~Coral Gables~~ through such techniques as: ~~(3243)~~

- One-stop permitting for festivals and other outdoor events.
- Reduced rental fees for use of City buildings and facilities. ☑

Objective REC-1.3. ~~AESTHETIC QUALITY AND APPEARANCE OF RECREATION RESOURCES.~~ The City shall continue to maintain ~~Maintain~~ a high standard of aesthetic quality and ~~continue to~~ improve the appearance of municipal recreation areas and public open spaces. ☑

Policy REC-1.3.1. ~~ADDITIONAL PUBLIC OPEN SPACE AND NATURAL RESERVATIONS.~~ Additional public open space and natural reservations shall be designated and where feasible, acquired by the City in an effort to maintain and exceed the adopted LOS standard for parks and open space. ☑

~~**Policy 7-1.3.3.** MAINTAIN APPEARANCE OF PUBLIC ENTRANCE GATES, FOUNTAINS AND PLAZAS. Maintain appearance of public entrance gates, fountains and plazas. (3243)~~ ☑

Policy REC-1.3.2. ~~IMPROVE APPEARANCE OF PUBLIC ENTRANCE GATES, FOUNTAINS AND PLAZAS.~~ Improve appearance of public entrance gates, fountains and plazas as mandated applicable City Boards and committees in order to provide distinctive gateways into the City. ~~of Coral Gables. (3243)~~ ☑

Objective REC-1.4. ~~USE OF RECREATION AND OPEN SPACE RESOURCES.~~ Promote convenient ~~Coordinate~~ public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10 minute walk for every resident within the City. ☑

recreational facilities on the University's campus. ☑

Policy REC-1.4.4. Before the City consider selling any land designated on the Future Land Use Map as parks and open space, the City shall consider all of the following factors in promotion of "Defense against Encroachment":

- Will it further the City's goals toward maintaining accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA) for the Parks and Recreation Department?
- Will it further the City's goals of maintaining the adopted LOS standards for recreation and open space?
- Will it further the City's goals to maintain a high quality of life and provide a high quality of recreational opportunities for the City's residents and visitors?

Policy REC-1.4.4. Continue efforts to further the Coral Gables "Parknership" program which is a private-public partnership program tasked with raising funds for the purchasing of parkland. In recent years this program has been responsible for the acquisition of park properties.

Recreation and Open Space

REC

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Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~**Policy 7-1.4.1. ESTABLISH OPEN SPACE STANDARDS. The land development regulations of Coral Gables should define and include open space standards.**~~ ☑ **Policy REC-1.4.1.** ~~**JUNIOR AND SENIOR HIGH SCHOOL RECREATIONAL FACILITIES.**~~ The City shall seek to partner ~~coordinate and cooperate~~ with the Miami-Dade County School Board to provide resources for expanding and improving recreational facilities at all School Board facilities. ~~**the junior and senior high schools.**~~ ☑ ~~**Policy 7-1.4.3. IMPACTS OF NEW DEVELOPMENT ON PUBLIC OPEN SPACE AND PEDESTRIAN/BICYCLE CIRCULATION. New development shall be encouraged by the City Planning and Zoning Departments to provide for public open space, and accommodate pedestrian and bicycle circulation, during the development review process.**~~ ☑ ~~**Policy 7-1.4.4. CITY-SCHOOL BOARD COOPERATIVE RECREATION PROGRAMS. The city shall continue to develop cooperative recreation programs with the School Board.**~~ ☑ **Policy REC-1.4.2.** ~~**USE OF MATHESON HAMMOCK PARK.**~~ Promote more extensive use of existing Matheson Hammock Park for City residents by providing ~~through cooperation and coordination of~~ public information using all available technology and in cooperation with the Miami ~~Metro~~-Dade Parks Department regarding available facilities and programmed activities at the park. ☑ **Policy REC-1.4.3.** ~~**AGREEMENT WITH THE UNIVERSITY OF MIAMI FOR RECREATION PURPOSES.**~~ The City ~~of Coral Gables by December 31, 1998~~ shall pursue ~~initiate~~ discussions with the University of Miami to allow City residents to use recreational facilities ~~and equipment~~ on the University's campus. ~~(3243)~~ ☑ **Policy REC-1.4.4.** Before the City consider selling any land designated on the Future Land Use Map as parks and open space, the City shall consider all of the following factors in promotion of "Defense against Encroachment": • Will it further the City's goals toward maintaining accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA) for the Parks and Recreation Department? • Will it further the City's goals of maintaining the adopted LOS standards for recreation and open space? • Will it further the City's goals to maintain a high quality of life and provide a high quality of recreational opportunities for the City's residents and visitors?	

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FLU

Future Land Use Element

Vision: Continue Coral Gables' vision and mission as a community that is attractive to live, work, play and visit.

Summary of Proposed Goals, Objectives and Policies

This element was updated to include the changes recommended in the 2006 EAR and to reorganize the chapter to bring the land use classification section to the beginning of the element and include the classifications in a table format for better clarity. The land use classifications were also updated to be consistent with the City's newly revised Zoning Code. Specifically, this update removes the floor/story provisions and replaces them with a measurement of feet. However, intensities and densities have not changed. Some outdated policies were deleted and new policies were created to support recently adopted ordinances and policies such as the updated historic preservation ordinance, intergovernmental coordination efforts, and to encourage development where appropriate while protecting residential uses from potential impacts of adjacent non-residential uses. Finally, annexation coordination policies were updated to be consistent with current practices and requirements of the City.

☑ Amendment (addition/deletion) pursuant to the EAR

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Attachment 4

~~Goal 1-1: ENHANCE FUTURE LAND USES CONSISTENT WITH NEEDS OF THE COMMUNITY AND ITS RESOURCES. The City of Coral Gables Establishes the Land Use Goal to Maintain and Enhance the Extraordinary Character and Quality of Land Uses Within the City in Meeting the Aesthetic, Physical, Social, Cultural, Economic, Natural and Man Made Environmental Needs of its Residents and Visitors in a Manner that Will Balance Immediate and Long Term Community Interests and Resources in the Orderly Protection of the Population's Health, Safety, and Welfare.~~

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, natural resources make the City a very desirable place to work, live and play. ☑

~~Objective 1-1.1: FUTURE LAND USE AND IMPACT OF CONCURRENCY MANAGEMENT. The location, extent and intensity of future land uses as adopted in the Future Land Use Map Series will be based, in part, upon the physical and financial feasibility of providing all affected areas with services at Levels of Service (LOS) which meet or exceed the minimum standards adopted in the comprehensive plan. This Objective shall be achieved through the implementation of the following policies: (3243)~~

Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map. ☑

~~Policy 1-1.1.1 APPLICATION OF CONCURRENCY MANAGEMENT STANDARDS. Effective as of October 1, 1991, Development orders authorizing all threshold development, or changes in land use classification, shall be contingent upon the ensured provision of affected services at least at the required Levels of Service (LOS) by appropriate means, concurrently with the projected effective date of actual need attributable to the development, which for this plan may be estimated to be up to 364 days, based upon the unique conditions of each development, following the time and date of the securing of the Final Certificate of Occupancy for such space as may otherwise be lawfully occupied. Ensured provision of affected services may include agreements or other detailed, obligatory processes by which the services shall be made real in a timely and equitable fashion. The definition of such processes and procedures shall be included in the development regulations of the City.~~

Policy FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

Policy FLU-1.1.2. Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.

Classification	Description	Density / Intensity	Height
Single-Family Low-Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes.	Maximum 9 units/acre.	Per the Zoning Code.

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.

Policy FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

Policy FLU-1.1.2 Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.

Classification	Description	Density / Intensity	Height
Single-Family Low-Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of low height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

	including townhouses.		
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	~~4 stories~~ Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.	~~6 stories~~ Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of low height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	~~13 stories~~ Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

~~Policy 1.1.1.2 ESTABLISH CONCURRENCY MANAGEMENT REGULATIONS. Requirements and procedures shall be established by October 1, 1991, for all threshold development to contribute its proportional share of capital facilities, funds, and/or land thereof, necessary to accommodate the impact of the proposed development or increment of redevelopment over and above preexisting development on a site.~~ ☑

Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-2. Commercial Land Uses.

Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	~~4 stories~~ Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).	~~6 stories~~ Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

Table FLU-2. Commercial Land Uses.

Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.

Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

		Residential use shall only be permitted as part of a mixed-use development as provided herein.	
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	~~13 stories~~ Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.

Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and all uses allowed in the Commercial land use categories.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein.	~~6 stories~~ Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

~~Policy 1.1.1.4: REVISE THE LAND DEVELOPMENT REGULATIONS. The City's Land Development Regulations went into effect December 31, 1991. After January 1, 1997, if warranted, the City shall revise the Land Development Regulations, which govern: zoning; subdivision; signage; landscaping and tree protection; surface water management and other areas, as needed in order to:~~

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

Classification	Description
MXD, Mixed-Use or MXOD3, Mixed-Use Overlay Districts 3.	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.
	The general intent of the MXD3 is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following: • Residential; • Retail/Commercial;
	all uses allowed in the Commercial land use categories.

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

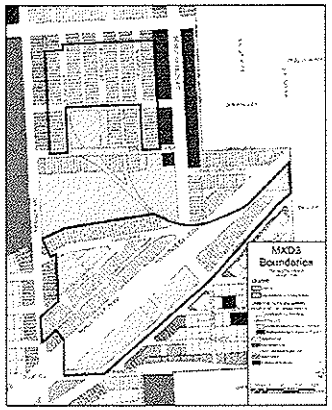
Classification	Description
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.
	The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following: • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. No single use may comprise of more than eighty-five (85%) of the MXD3 floor area ratio. The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.

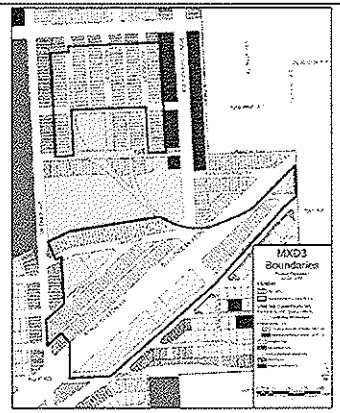
Type of Use	Minimum % of FAR	Maximum % of FAR
Residential	0%	85%
Retail/Commercial	8%	40%
Office	0%	85%
Industrial	0%	5%

	Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.
MXOD, Mixed-Use Overlay Districts.	An MXOD may be permitted as an overlay in the Commercial and Industrial land use categories. Properties within the MXOD have the option of developing their property in accordance with the underlying land use. Assigned MXOD within the City are as follows:

	• Office; • Industrial; and • Public Open Spaces. ~~An MXD3 may be permitted in the Commercial and Industrial land use categories.~~ ~~Properties within the MXD3 overlay have the option of developing their property in accordance with the underlying land use.~~ No single use may comprise of more than eighty-five (85%) of the MXD3 floor area ratio. The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.

Type of Use	Minimum % of FAR	Maximum % of FAR
Residential	0%	85%
Retail/Commercial	8%	40%
Office	0%	85%
Industrial	0%	5%

	Additional MXD3 or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.
MXOD3, Mixed-Use Overlay Districts3.	An MXOD may be permitted as an overlay in the Commercial and Industrial land use categories. Properties within the MXOD have the option of developing their property in accordance with the underlying land use. Assigned MXOD within the City are as follows: 



Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.

Classification	Description	Density / Intensity	Height
University.	Buildings and land use area used for learning, research, and living as part of a university campus. It may also include limited commercial activities oriented to university housing.	Maximum F.A.R. of 0.5 for the entire campus as a planned development site.	Per the Zoning Code.
Education.	Primary and secondary schools, both public and private.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Parks and Recreation.	Public/private land areas and buildings for recreation, both active and passive, including gold, tennis, and similar sporting and leisure activities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Open Space.	Open space areas including right-of-way plazas and entranceways.	Maximum F.A.R. of 0.	N/A
Conservation	Environmentally sensitive	Maximum F.A.R. of 0, except	N/A

~~Policy 1.1.1.5: USE OF FUTURE LAND USE MAP SERIES. The adopted Future Land Use Map Series shall be used as a basis for programs, actions and regulations established to carry out the intent of this Plan.~~

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.

Classification	Description	Density / Intensity	Height
University.	Buildings and land use area used for learning, research, and living as part of a university campus. It may also include limited commercial activities oriented to university housing.	Maximum F.A.R. of 0.5 for the entire campus as a planned development site.	Per the Zoning Code.
Education.	Primary and secondary schools, both public and private.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Parks and Recreation.	Public/private land areas and buildings for recreation, both active and passive, including gold, tennis, and similar sporting and leisure activities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Open Space.	Open space areas including right-of-way plazas and entranceways.	Maximum F.A.R. of 0.	N/A
Conservation Area.	Environmentally sensitive areas such as marshes, swamps, mangroves, and natural wildlife habitats. Designated limited support facility development areas shall be restricted to passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.	Maximum F.A.R. of 0, except for designated areas specified for limited support facility development.	N/A
Public Buildings and Grounds.	Buildings and adjacent land areas used for local, state, or federal government purposes, and for public and semi-public services, including utilities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Hospital.	Buildings and land areas used for medical and health related services.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Religious / Institutional.	Churches, temples, synagogues, houses of worship, fraternal organizations, and related accessory uses such as educational and child care services and private clubs, country clubs and associated uses.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Community Services and Facilities	Buildings and adjacent land areas that serve a public and/or community function, including local, state, and federal government facilities; public and private schools and educational facilities (excluding University); medical and health facilities; and religious institutions.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Historic Properties.	Buildings, sites, and districts determined to be historically, architecturally, or archeologically significant by National Register listing or local landmark designation. Provides an overlay classification which supplements the underlying	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.
Area.	areas such as marshes, swamps, mangroves, and natural wildlife habitats. Designated limited support facility development areas shall be restricted to passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.	for designated areas specified for limited support facility development.	

	related services.		
Religious / Institutional.	Churches, temples, synagogues, houses of worship, fraternal organizations, and related accessory uses such as educational and child care services and private clubs, country clubs and associated uses.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Community Services and Facilities	Buildings and adjacent land areas that serve a public and/or community function, including local, state, and federal government facilities; public and private schools and educational facilities (excluding University); medical and health facilities; and religious institutions.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Historic Properties.	Buildings, sites, and districts determined to be historically, architecturally, or archeologically significant by National Register listing or local landmark designation. Provides an overlay classification which supplements the underlying land use classification. The location of HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined by the City.	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.

Policy FLU-1.1.7. A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, and change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit. ☑

Policy FLU-1.1.8. ~~1.1.1.3: ESTABLISH PROGRAM TO MONITOR CONCURRENCY MANAGEMENT. Beginning in January 1997,~~ t The City shall review on an annual basis the Concurrency Management System, including the adopted levels of services, to ensure that public facilities are available to meet the impacts of new development. ☑

Policy FLU-1.1.9. From 2004-2007, the City completed a comprehensive rewrite of its Zoning Code regulations. The City shall annually review its Zoning Code regulations and make necessary changes in order to:

	land use classification. The location of HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined by the City.		

Policy FLU-1.1.7. A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, and change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit.

Policy FLU-1.1.8. The City shall review on an annual basis the Concurrency Management System, including the adopted levels of services, to ensure that public facilities are available to meet the impacts of new development.

Policy FLU-1.1.9. From 2004-2007, the City completed a comprehensive rewrite of its Zoning Code regulations. The City shall annually review its Zoning Code regulations and make necessary changes in order to:

- Effectively regulate future land use activities and natural resources identified on the Future Land Use Map;
- Adequately protect property rights; and
- Implement the goals, objectives, and policies stipulated in the Comprehensive Plan.

Policy FLU-1.1.10. The City of Coral Gables shall prepare an Evaluation and Appraisal Report (EAR) for submittal to DCA as required by Chapter 163, F.S. as amended and Rule 9J-5, FAC as amended and pursuant to the schedule in 9J-33, FAC as amended.

Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

Policy FLU-1.2.1. The City's Zoning Code and City Code allow potential problems to be cited and require property owners of cited property to take remedial action.

Objective FLU-1.3. By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.

Policy FLU-1.3.1. Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall as a part of the City's development review process be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based conformance with the goals, objective and polices of the City's Comprehensive Plan and Zoning Code regulations.

Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the heath, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the

- Effectively regulate future land use activities and natural resources identified on the Future Land Use Map;
- Adequately protect property rights; and
- Implement the goals, objectives, and policies stipulated in the Comprehensive Plan. ☑

Policy FLU-1.1.10. ~~1.1.1.6: SCHEDULE FOR EVALUATION AND APPRAISAL REPORTS. After January 1, 1997, the~~ The City of Coral Gables shall prepare an Evaluation and Appraisal Report (EAR) for submittal to DCA as required by Chapter 163, F.S. and Rule 9J-5, FAC as amended and pursuant to the schedule in 9J-33, FAC as amended. ☑

Objective FLU-1.2. ~~1.1.2 CONTROL BLIGHT AND PROMOTE REDEVELOPMENT.~~ Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

Policy FLU-1.2.1. ~~1.1.2.1: MONITOR BLIGHT AND ESTABLISH PROCEDURES FOR CORRECTIVE ACTION.~~ The City's ~~adopted anti-blight ordinance~~ Zoning Code and City Code allows potential problems to be cited and requires property owners of cited property to take remedial action. ~~(3243)~~

~~Policy 1.1.2.2: IMPLEMENTING PROGRAMS FOR REDEVELOPMENT, REHABILITATION, AND RENEWAL. By January 1, 2002, the City of Coral Gables shall determine the feasibility of obtaining Community Development Block Grants and/or other similar funding for the carrying out the following programs:~~
~~• City Wide Rehabilitation Program. The purpose of this program is to provide funds for rehabilitating homes owned or rented by very low, low, and moderate income households; demolishing and clearing dilapidated units which are beyond repair and detrimental to the health of the neighborhood environment; and defray or compensate households required to find temporary housing during rehabilitation.~~
~~• City Wide Weatherization Program. The purpose of this program is to provide funding to very low, low, and moderate income households for weatherization improvements.~~ ☑

Objective FLU-1.3. ~~1.1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN.~~ By the year ~~2010~~ 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from ~~70 to 35~~ 40 to 20. ~~(3243)~~ ☑

Policy FLU-1.3.1. Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall as a part of the City's development review process be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based conformance with the goals, objective and polices of the City's Comprehensive Plan and Zoning Code regulations.

Policy FLU-1.3.2. ~~1.1.3.1: AVOID ENRCROACHMENT INTO RESIDENTIAL NEIGHBORHOODS BY INCOMPATIBLE USES.~~ All development applications in R residential neighborhoods ~~should~~ shall continue to be reviewed by applicable boards and committees to ensure the protectedion from intrusion by incompatible uses that would disrupt or degrade the heath, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code. ☑

Commercial Limited designation in the Zoning Code.

Policy FLU-1.3.3. Non-residential uses designated in the Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.

Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.

Policy FLU-1.4.1. Include balanced consideration for protection of natural and historic resources in the consideration of granting all development orders. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development.

Policy FLU-1.4.2. Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission. ☑

Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established. ☑

Policy FLU-1.4.4. The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities. The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly. ☑

Objective FLU-1.5. Maintain the overall coastal area residential population at densities which will result in an average overall residential development density at or below six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road.

Policy FLU-1.5.1. Restrict residential development which will cause the average overall residential development density to exceed six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road.

Policy FLU-1.5.2. The City Planning Department shall maintain an inventory of dwelling units and overall land areas east of Old Cutler Road and shall update the inventory by December 31st of each year in order to maintain an up-to-date density average against which proposed projects may be tested.

Objective FLU-1.6. Coordinate the City's actions with appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S., as amended.

Policy FLU-1.6.1. Coordinate with State, regional, county and local agencies to ensure mutual cooperation in the development of all appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S. as amended. The City will continue to monitor all other local governments' activities when notice is provided. The City will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The City will continue to work closely with the South Florida Regional

☑ Amendment (addition/deletion) pursuant to the EAR

Policy FLU-1.3.3. ~~1.1.3.2: APPLICATION OF BUFFERING TECHNIQUES.~~ Non-residential ~~U~~uses designated in the Pplan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses. ☑

~~**Policy FLU-1.3.4.** 1.1.3.3: LIMITATIONS OF POTENTIALLY DISRUPTIVE USES. Normally disruptive uses may be permitted on sites within related districts only where proper design solutions are demonstrated and committed to in advance which will be used to integrate the uses so as to buffer any potentially incompatible elements.~~ ☑

~~**Policy 1.1.3.4: EXAMINE EXISTING ZONING CODE FOR CONSISTENCY WITH LAND USE PLAN.** An examination of the revised Zoning Code shall be made to determine its consistency with the Land Use Plan. Within two years of the adoption of this plan, action shall be taken to correct any remaining inconsistencies.~~ ☑

Objective FLU-1.4. ~~1.1.4: NATURAL AND HISTORIC RESOURCES.~~ Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

~~**Policy 1.1.4.1: IMPLEMENTING CERTAIN PLAIN POLICIES.** Implement the policies of the Coastal Management Element, Conservation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water Aquifer Recharge Element, and the Historic Preservation Element.~~ ☑

Policy FLU-1.4.1. ~~1.1.4.2: CONSIDER NATURAL AND HISTORIC RESOURCES.~~ Include balanced consideration for protection of natural and historic resources in the consideration of granting all development orders. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development. ☑

Policy FLU-1.4.2. Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission. ☑

Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established. ☑

Policy FLU-1.4.4. The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities. The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly. ☑

Objective FLU-1.5. ~~1.1.5: CONTROL DENSITY IN COASTAL AREA.~~ Maintain the overall coastal area residential population at densities which will result in an average overall residential development density at or below six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road.

Policy FLU-1.5.1. ~~1.1.5.1: RESTRICT COASTAL DEVELOPMENT EAST OF OLD CUTLER ROAD.~~ Restrict residential development which will cause the average overall residential development density to exceed six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road. (Upon further Planning Council, Miami-Dade County School Board and the state Department of Community Affairs on regional issues. The City will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness.

Policy FLU-1.6.2. Continue to coordinate with other governments in securing full provision of resources by the State and non-city agencies for programs of their design, creation and/or benefit, and continue to ensure the protection of local self determination in matters which are not demonstrated to be of actual regional significance.

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

- Surrounding land use compatibility.
- Historic resources.
- Neighborhood Identity.
- Public Facilities including roadways.
- Intensity/Density of the use.
- Access and parking.
- Landscaping and buffering.

Objective FLU-1.8. Continue to ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. This Objective shall be achieved through the implementation of the following policies:

Policy FLU-1.8.1. The City shall continue to improve its currently enacted impact fee system in conjunction with the City's Concurrency Management System.

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

Policy FLU-1.9.1. Encourage balanced mixed use development in ~~the downtown area~~ the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

Policy FLU-1.9.3. The City in conjunction with business and property owners shall implement the Miracle Mile Improvement Plan which provides the following:

review, it was determined that his policy will remain).

Policy FLU-1.5.2. ~~1-1.5.2: INITIATE PROCEDURES TO MONITOR LAND USE EAST OF OLD CUTLER ROAD.~~ The City Planning Department shall maintain an inventory of dwelling units and overall land areas east of Old Cutler Road and shall update the inventory by December 31st of each year in order to maintain an up-to-date density average against which proposed projects may be tested. ~~(3243)~~

Objective FLU-1.6. ~~1-1.6: COORDINATION WITH STATE PER CHAPTER 380, FS.~~ Coordinate the City's actions with appropriate resource planning and management plans prepared pursuant to Chapter 380, FS, as amended. ~~and approved by the Governor & Cabinet in a fashion consistent with this plan. This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

Policy FLU-1.6.1. ~~1-1.6.1: INITIATE INTERGOVERNMENTAL COORDINATION.~~ Coordinate with State, regional, county and local agencies to ensure mutual cooperation in the development of all appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S. as amended. The City will continue to monitor all other local governments' activities when notice is provided. The City will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The City will continue to work closely with the South Florida Regional Planning Council, Miami-Dade County School Board and the state Department of Community Affairs on regional issues. The City will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness. ☑

Policy FLU-1.6.2. ~~1-1.6.2: GRANTSMANSHIP AND SELF-DETERMINATION.~~ Continue to coordinate with other governments in securing full provision of resources by the State and non-city agencies for programs of their design, creation and/or benefit, and continue to ensure the protection of local self determination in matters which are not demonstrated to be of actual regional significance. ☑

Objective FLU-1.7. ~~1-1.7: DISCOURAGE URBAN SPRAWL.~~ When amendments to the Zoning Code are processed, dDiscourage the proliferation of urban sprawl by ~~amending the land development regulations to include~~ including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas. ~~(3243)~~ (Upon further review, it was determined that his policy will remain).

Policy FLU-1.7.1. ~~1-1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS.~~ Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers ~~of high quality~~ which offer potential for local employment in ~~reasonably close~~ proximity to protected residential neighborhoods. ☑

~~Policy 1-1.7.2: DEVELOPMENT OF UNDEVELOPED LAND. Encourage development of remaining undeveloped and vacant isolated parcels of developable property through identification and staff assistance in providing information as to appropriate uses permitted by Code and proper procedures to be undertaken to obtain the proper development orders.~~ ☑

~~Policy 1-1.7.3: FINALIZE INDUSTRIAL REDEVELOPMENT PLAN AND IMPLEMENTING POLICIES. Finalize an analysis of the industrial area by January 1, 1990, and adopt a specific neighborhood redevelopment plan within one year following such analysis. The plan shall include Future Land Use and development regulations to support the plan.~~ ☑

- Create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement; and,
- Reduce speed limits along Miracle Mile; and,
- Encourage a mix of uses with unique shopping and cultural opportunities; and,
- Encourage shopping for neighboring residents; and,
- Improve parking.

Objective FLU-1.10. By the date required by Section 163.3202, F.S., as amended, the City shall make provisions which ensure that future land use and development in the City is consistent with the Comprehensive Plan.

Policy FLU-1.10.1. The Planning Department shall review proposals to amend the development regulations and shall report on the consistency between such proposals and the Comprehensive Plan, as required by Chapter 163, F.S., as amended.

Policy FLU-1.10.2. The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.

Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.

Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.

Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.

Policy FLU-1.12.1. Maintain and enforce effective development and maintenance regulations.

Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which create preserve and maintain scenic vistas in keeping with the classic tradition as embodied in the original city plan.

Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.

Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.

Objective FLU-1.15. The City acknowledges the importance of comprehensive planning and further understands the need to evaluate and appraise the City's Comprehensive Plan on a regular basis. The City wants to ensure that the growth management program in Coral Gables best serves its citizens and its rich natural and historical resources. In order to accomplish this objective, the City shall enforce the recently adopted land development regulations.

Policy FLU-1.7.2. ~~1-1.7.4: INCENTIVES FOR INFILL AND REDEVELOPMENT.~~ The City ~~of Coral Gables by December 31, 1998~~ shall continue to enforce the Mediterranean architectural provisions ~~develop a strategy~~ for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

- Surrounding land use compatibility.
- Historic resources.
- Neighborhood Identity.
- Public Facilities including roadways.
- Intensity/Density of the use.
- Access and parking.
- Landscaping and buffering. ☑

~~Policy 1-1.7.5: REDEVELOPMENT OF THE INDUSTRIAL DESIGN CENTER. By January 2000, the City shall adopt land development regulations which encourage the development of the Industrial Design Center as a mixed use village. (3243)~~ ☑

Objective FLU-1.8. ~~1-1.8: ADEQUATE INFRASTRUCTURE FOR NEW DEVELOPMENT.~~ Continue to ~~E~~ ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

Policy FLU-1.8.1. ~~1-1.8.1: DEVELOP CONCURRENCY MANAGEMENT PROCEDURES. Requirements and procedures shall be established by October 1, 1991, for all threshold development which will require them to contribute their proportional share of capital facilities, funds, and/or land therefore, necessary to accommodate the impact of the proposed development or increment of redevelopment over and above existing development on a site.~~ The City shall continue to improve its currently enacted impact fee system in conjunction with the City's Concurrency Management System. ☑

Objective FLU-1.9. ~~1-1.9: INNOVATIVE DEVELOPMENT REGULATIONS.~~ Encourage sound innovation in the development standards of the City's Zoning Code ~~development regulations~~ which provide a continuing process to respond to community needs. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

Policy FLU-1.9.1. ~~1-1.9.1: MIXED USE DOWNTOWN DEVELOPMENT.~~ Encourage balanced mixed use development in ~~the downtown area~~ the central business district and adjoining commercial areas ~~which~~ to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality. ☑

Policy FLU-1.9.2. ~~1-1.9.2: PRINCIPLES FOR DOWNTOWN PLANNING.~~ Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources. ☑

~~**Policy** FLU-1.9.3. 1-1.9.3: DOWNTOWN DEVELOPMENT. By December 1998, the The City in conjunction with business and property owners shall develop a continue to utilize the Downtown Improvement Plan based upon existing plans, including the 1990 University of Miami study, which considers at a minimum the following: (3243)~~

~~• Whether a Downtown Development Authority (consisting of both public and private members) should be~~

Objective FLU-1.16. The City acknowledges a need to prevent disjointed urban service delivery systems. The City's annexation program will have the objective of improving, planning and management of unincorporated areas that are adjacent to the City boundaries.

Policy FLU-1.16.1. The City will continues to work closely with Miami-Dade County on all annexation issues and opportunities for various properties/geographic areas which includes the review and evaluation of the following:

- Existing projects and applicable future projects or developments.
- Continuation of previous granted development review parameters and conditions.
- Compatibility and architectural similarities.
  - Ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to:
  - Police, emergency and fire services.
  - Traffic circulation linkages and issues of mutual City/County concern.
  - Water and wastewater service systems, including intergovernmental coordination issues.
  - Waste collection.
  - Utilities.
- Franchise and utility fee dispersion.
- Drainage and natural water basins.
- Natural features restricting development.
- Building Code and Code of Ordinances, with specific emphasis on Code compliance and potential differences in the rules between the local governments.

Objective FLU-1.17. The City acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools.

Policy FLU-1.17.1. Maintain City population data on the City website to assist the projection of future population growth and community characteristics

Objective FLU-1.18. As the result of unique site specific conditions affecting the general realization of the goals, objectives and policies of this plan, the following parcels are to be further regulated in accord with the following Future Land Use Map Interpretive Policies:

Policy FLU-1.18.1. Blocks 3, 4 and a portion of block 5 of the Sunrise Harbour Subdivision is the subject of court ordered action and is therefore designated "ENJOINED LAND" and shall bear a land use classification of COMMERCIAL and APARTMENT as was in effect as of the date in the court order. The designation of such high density use is made solely on the basis of the City Attorney's opinion and the prior court ruling. It does not recommend or serve as an endorsement of any proposed development or reflect the city's application of community planning principals.

Goal FLU-2. Pursuant to Rule 9J-5.005(4), F.S. as amended, the City hereby adopts the following planning periods: from 2007 to 2014; and 2015 to 2020.

Objective FLU-2.1. The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City's comprehensive plan, and are consistent and compatible with County, State, and Federal plans and regulations.

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~~created;~~
- ~~Whether the Downtown Development Authority should be provided with a dedicated funding source;~~
- ~~How to continue attracting headquarters of international corporations; and~~
- ~~How to preserve the City's historical Mediterranean architecture and design.~~

Policy FLU-1.9.3. ~~**1-1.9.4: MIRACLE MILE REDEVELOPMENT.** By December 1998, the~~ The City in conjunction with business and property owners shall ~~have developed a redevelopment plan for~~ implement the Miracle Mile ~~area~~ Improvement Plan which provides the following: ~~considers at a minimum the following issues: (3243)~~
- ~~Whether to c~~Create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement;
- ~~Whether to r~~Reduce speed limits along Miracle Mile; and,
- ~~Whether to e~~Encourage a mix of uses with unique shopping and cultural opportunities; and,
- ~~Whether to e~~Encourage shopping for ~~neighborhood~~ neighboring residents; and
- ~~Whether to i~~Improve parking. ☑

Objective FLU-1.10. ~~**1-1.10: ENSURE FUTURE DEVELOPMENT CONSISTENT WITH PLAN.**~~ By the date required by Section 163.3202, F.S., as amended, the City shall make provisions which ensure that future land use and development in the City is consistent with the Comprehensive Plan.

Policy FLU-1.10.1. ~~**1-1.10.1: REVIEW AMENDMENTS TO DEVELOPMENT REGULATIONS FOR CONSISTENCY WITH PLAN.**~~ The Planning Department shall review proposals to amend the development regulations and shall report on the consistency between such proposals and the Comprehensive Plan, as required by Chapter 163, F.S., as amended.

Policy FLU-1.10.2. ~~**1-1.10.2: CONTINUE TO MAINTAIN REGULATORY FRAMEWORK CONSISTENT WITH PLAN.**~~ The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking. ☑

Objective FLU-1.11. ~~**1-1.11: RESIDENTIAL DEVELOPMENT PATTERN.**~~ Maintain a pattern of overall low density residential use with limited medium and high density residential uses in ~~selected~~ appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

Policy FLU-1.11.1. ~~**1-1.11.1: MAINTENANCE AND ENFORCEMENT ACTIONS.**~~ Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees. ☑

Objective FLU-1.12. ~~**1-1.12: COMMUNITY DESIGN STANDARDS. By January 2001, the**~~ The City shall ~~adopt~~ enforce the recently adopted ~~land development regulations~~ Zoning Code which maintain the high aesthetic community design standards. (3243) ☑

Policy FLU-1.12.1. ~~**1-1.12.1: MAINTENANCE AND ENFORCEMENT ACTIONS.**~~ Maintain and enforce effective development and maintenance regulations.

Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.

Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.

Policy FLU-3.1.1. The Planning Department shall when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.2. The Planning Department during its review of changes in land use and changes in zoning of properties adjoining single family neighborhoods shall continue its current efforts as provided for in the City's Zoning Code to notify residents, property owners, neighborhood associations, organized neighborhood groups and interested parties of upcoming applications and the opportunity to provide input.

Policy FLU-3.2.1. Entities requesting changes in land use and zoning for property that adjoins a single-family residential district or neighborhood shall provide ample opportunities for input into the land use process which may include one or more of the following: additional public notice via regular mail, electronic mail, establishment of website, etc; completion of neighborhood meetings; establishment of point of contact.

Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.

Objective FLU-3.3. The City shall encourage organized neighborhood groups, business and neighborhood associations to develop and adopt visioning and district plans and objectives that are consistent with and further the goals, objectives and policies of the Comprehensive Plan as stated herein.

Policy FLU-3.3.1. The Planning Department shall keep on file contact information and visioning and district plans and objectives provided by organized neighborhood groups, business and neighborhood associations, which shall be made available to the public and applicants of development proposals that adjoin single family neighborhoods.

Policy FLU-3.3.2. As can practically be accommodated in conformance with the City's land development regulations, the City will assist neighborhood groups, business and neighborhood associations who have developed neighborhood plans in minimizing potential impacts between non-residential and residential land uses, with the intent of ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.4. When the need arises to provide a collaborative process, consensus building and/or mediation for City identified issues, development projects, etc., the City shall initiate processes to build and

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Objective FLU-1.13. ~~1-1.13: SCENIC VISTAS. By January 2001, the~~ The City shall ~~adopt~~ enforce the recently adopted ~~land development regulations~~ Zoning Code which create preserve and maintain scenic vistas in keeping with the classic tradition as embodied in the original city plan. ~~(3243)~~ ☑

~~Policy 1-1.13.1: MAINTENANCE AND ENFORCEMENT ACTIONS. Maintain and enforce effective development and maintenance regulations.~~ ☑

Objective FLU-1.14. ~~1-1.14: NEIGHBORHOOD CHARACTER. By January 2001, the~~ The City shall ~~adopt~~ continue to enforce the ~~adopt land development~~ Zoning Code regulations which preserve and improve the character of neighborhoods. ~~(3243)~~ ☑

~~Policy 1-1.14.1: CODIFY NEIGHBORHOOD BOUNDARIES. Establish and codify boundaries for all neighborhoods by December 31, 1999. (3243)~~

Policy FLU-1.14.1. ~~1-1.14.2: NEIGHBORHOOD PRESERVATION AND IMPROVEMENT. By January 2001, the~~ The City shall ~~adopt~~ continue to enforce the ~~land development regulations~~ Zoning Code provisions to address ~~addressing~~ the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods. ~~(3243)~~ ☑

Objective FLU-1.15. ~~1-1.15: FLEXIBILITY IN COMPREHENSIVE PLANNING.~~ The City of Coral Gables acknowledges the importance of comprehensive planning and further understands the need to evaluate and appraise the City's Comprehensive Plan on a regular basis. The City wants to ensure that the growth management program in Coral Gables best serves its citizens and its rich natural and historical resources. In order to accomplish this objective, the City shall ~~seek traditional and innovative methods to provide Coral Gables with greater flexibility in tailoring the comprehensive planning process to meet the City's needs~~ enforce the recently adopted land development regulations. ☑

~~Policy 1-1.15.1: SUSTAINABLE COMMUNITIES DEMONSTRATION PROJECT. In 1996, DCA developed a sustainable communities demonstration project which would allow five (5) selected communities greater flexibility in the comprehensive planning process while developing partners within the state to assist them in this effort. The City shall apply for designation as a sustainable community each time the program is offered by DCA until either the City receives the designation or the program is no longer offered. (3243)~~ ☑

Objective FLU-1.16. ~~1-1.16: ANNEXATION STUDY.~~ The City ~~of Coral Gables~~ acknowledges a need to prevent ~~urban sprawl and~~ disjointed urban service delivery systems for potential annexation areas. ~~In addition, the City desires to develop a plan for managing potential annexation. Therefore, by June 1, 2000, the City of Coral Gables shall prepare an annexation study which analyzes the potential for incorporating unincorporated areas around Coral Gables. The study shall document issues surrounding potential development within the unincorporated urban area. (3243)~~ The City's annexation program will have the objective of improving, planning and management of unincorporated areas that are adjacent to the City boundaries. ☑

Policy FLU-1.16.1. ~~1-1.16.1: PARAMETERS OF THE ANNEXATION STUDY.~~ The City ~~Coral Gables~~ will continue to work closely with Miami-Dade County on all annexation issues and opportunities for various properties/geographic areas. This includes the review and evaluation of the following: ~~study shall: (3243)~~

- ~~Review and evaluate Dade County land development forecasts and supportive documentation associated with development within the unincorporated urban area. The analysis should consider at a minimum:~~

facilitate partnerships with institutions, private practitioners, stakeholders, property owners, neighborhoods and organizations to fulfill the City's obligation for secure community involvement. This could include use of internal City resources or outside facilitators such as the South Florida Regional Planning Council, Institute for Community Collaboration.

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- ~~Population and housing projects.~~
- Existing projects and applicable future projects or developments.
- Continuation of previous granted development review parameters and conditions.
- Compatibility and architectural similarities.
  - Ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to:
    - Police, emergency and fire services.
    - Traffic circulation linkages and issues of mutual City/County concern.
    - Water and wastewater service systems, including intergovernmental coordination issues.
    - Waste collection.
    - Utilities.
- Franchise and utility fee dispersion.
- Drainage and natural water basins.
- Natural features restricting development.
- ~~Investigate the City's ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to emergency services.~~
- ~~Evaluate the unincorporated areas for compliance with the City's~~ Building Code and Code of Ordinances, with specific emphasis on Code compliance and potential differences in the rules between the local governments.
- ~~Analyze infrastructure issues, including improvement needs based on development forecasts.~~
- ~~Recommend a strategy for improving, planning and management of development within unincorporated areas including annexation alternatives. The recommendations shall include but not be limited to:~~
- ~~Procedures for intergovernmental coordination of land use policy governing development within these unincorporated areas; and~~
- ~~Policies and or actions for developing efficient systems for: 1) delivering municipal services; and 2) achieving diversification of the municipal tax base.~~
- ~~Identify linkages established by employment and/or consumer goods markets which may effectively link residents of unincorporated areas with the City of Coral Gables.~~

Objective FLU-1.17. ~~1-1.17: SCHOOL SITING.~~ The City ~~of Coral Gables~~ acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools ~~(Ord. 3437)~~.

~~Policy 1-1.17.1: LAND USE. Identify and designate existing school sites as "Educational Use" on the City's Future Land Use Map (Ord. 3437).~~

~~Policy 1-1.17.2: VACANT LAND. Maintain a Vacant Land Map to assist in identifying undeveloped parcels of property citywide (Ord. 3437).~~ ☑

~~Policy 1-1.17.3: SCHOOL CAPACITY. Coordinate with County School Board and maintain data identifying public school facilities, capacity, and utilization (Ord. 3437).~~ ☑

Policy FLU-1.17.1. ~~1-1.17.4 STUDENT POPULATION.~~ Maintain City population data on the City website to assist the projection of future population growth and community characteristics (~~Ord. 3437~~). ☑

Objective FLU-1.18. ~~1-1.18. ADDITIONAL SITE SPECIFIC POLICIES.~~ As the result of unique site specific

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conditions affecting the general realization of the goals, objectives and policies of this plan, the following parcels are to be further regulated in accord with the following Future Land Use Map Interpretive Policies:

~~**Goal 1-2 FUTURE LAND USE MAP.** The Future Land Use Map depicts the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies. The following Future Land Use Classifications and associated definitions are used for the Future Land Use and Historic Resources Map series.~~

~~**Objective 1-2.1. R -- RESIDENTIAL USE (SINGLE-FAMILY)**~~

~~**Policy 1-2.1.1 RL -- RESIDENTIAL LOW DENSITY:** Single-family residential; detached homes with density not to exceed 6 units per gross acre.~~

~~**Policy 1-2.1.2 RH -- RESIDENTIAL HIGH DENSITY:** Single-family residential with density not to exceed nine (9) units per gross acre. Although intended primarily for detached single-family homes, it does not preclude special types of residences such as townhouses, patio homes, cluster homes or zero-lot-line homes, as long as the density restrictions are met.~~

~~**Objective 1-2.2 RM -- RESIDENTIAL USE (MULTI-FAMILY)**~~

~~**Policy 1-2.2.1 RMD -- RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY:** Duplex dwellings with a density of up to nine (9) units per gross acre.~~

~~**Policy 1-2.2.2 RML -- RESIDENTIAL MULTI-FAMILY LOW DENSITY:** Multi-family residential, with a density not to exceed twenty (20) units per gross acres, with architectural incentives, twenty-five (25) units per gross acre are allowed. Maximum permitted height is four stories; with architectural incentives, six (6) stories are allowed.~~ **(3333)**

~~**Policy 1-2.2.3 RMM -- RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY:** Multi-family residential with a density not to exceed forty (40) units per gross acres, with architectural incentives fifty (50) units per gross acre are allowed. Maximum permitted height is six (6) stories; with architectural incentives, eight (8) stories are allowed.~~ **(3333)**

~~**Policy 1-2.2.4 RMH -- RESIDENTIAL MULTI-FAMILY HIGH DENSITY:** Multi-family residential with a density not to exceed sixty (60) units per gross acres, with architectural incentives seventy-five (75) units per gross acre are allowed. Maximum permitted height is thirteen (13) stories; with architectural incentives, sixteen (16) stories are allowed.~~ **(3333)**

~~**Objective 1-2.3. C -- COMMERCIAL USE**~~

~~**Policy 1-2.3.1. CL -- COMMERCIAL LOW-RISE INTENSITY:** Residential; Retail; Services; Office. This category is oriented to pedestrian and neighborhood commercial uses. Mixed uses allowed. Maximum F.A.R. of 3.0; with architectural incentives F.A.R. of 3.5 is permitted. Up to an additional twenty-five (25%) F.A.R. may be granted for properties qualifying as receiving sites for Transfer Development Rights (TDR). Maximum permitted height is four (4) stories; with architectural incentives, six (6) stories are allowed. Residential use shall be permitted as part of a mixed use development with a maximum density of twenty (20) units per gross acre, twenty-five (25) units per gross acre with architectural incentives, and provided that the residential portion of the development~~

~~does not constitute more than fifty (50%) of the mixed-use project. In Mixed-Use District No. 1, residential density shall be governed by the maximum allowable F.A.R. and may constitute up to seventy-five (75%) of any development.~~ **(3333 & 3394)**

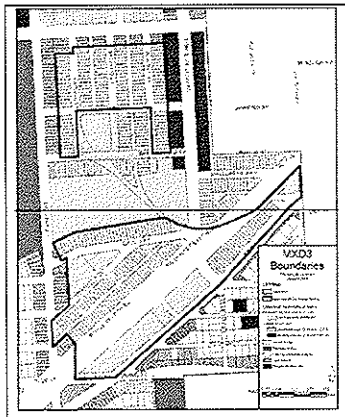
~~**Policy 1-2.3.2. CM – COMMERCIAL MID-RISE INTENSITY:** Same uses as Low Intensity. Maximum F.A.R. of 3.0; with architectural incentives F.A.R. of 3.5 is permitted. Up to an additional twenty-five (25%) F.A.R. may be granted for properties qualifying as receiving sites for Transfer Development Rights (TDR). Maximum permitted height is six (6) stories; with architectural incentives, eight (8) stores are allowed. Residential use shall be permitted as part of a mixed-use development with a maximum density of forty (40) units per gross acre, fifty (50) units per gross acre with architectural incentives, and provided that the residential portion of the development does not constitute more than fifty (50%) of the mixed-use project. In Mixed-Use District No. 1, residential density shall be governed by the maximum allowable F.A.R. and may constitute up to seventy-five (75%) of any development.~~ **(3333 & 3391)**

~~**Policy 1-2.3.3. CH – COMMERCIAL HIGH-RISE INTENSITY:** Same uses as Mid-Rise Intensity with a maximum F.A.R. of 3.0; with architectural incentives F.A.R. of 3.5 is permitted. Up to an additional twenty-five (25%) F.A.R. may be granted for properties qualifying as receiving sites for Transfer Development Rights (TDR). Maximum permitted height is thirteen (13) stories; with architectural incentives, sixteen (16) stories allowed. Residential use shall be permitted as part of a mixed-use development with a maximum density of sixty (60) units per acre, seventy-five (75) units per gross acre with architectural incentives, and provided that the residential portion of the development does not constitute more than fifty (50%) of the mixed-use project. In Mixed-Use District No. 1, residential density shall be governed by the maximum allowable F.A.R. and may constitute up to seventy-five (75%) of any development.~~ **(3333 & 3391)**

~~**Objective 1-2.4 I – INDUSTRIAL USE:** All uses allowed in Commercial Land Use categories. Automobile uses, wholesale uses, light industry and manufacturing allowed. Maximum FAR of 3.0; with architectural incentives FAR of 3.5 is permitted. Maximum permitted height is six stories; with architectural incentives eight stories are allowed. Residential uses shall be permitted as part of mixed-use development with a maximum density of forty (40) units per gross acre and provided that the residential portion of the development does not constitute more than fifty (50%) of the mixed-use project.~~ **(3333)**

~~**Policy 1-2.4.1 – INDUSTRIAL USE (Industrial Section):** The area depicted on map below, shall be subject to the following:~~

- ~~All uses permitted in Commercial and Industrial (M) Land Use categories shall be permitted.~~
- ~~Maximum FAR of 3.0; with architectural incentives and public realm improvements FAR of 3.5 may be permitted.~~
- ~~Maximum permitted height is six stories; with architectural incentives and public realm improvements eight stories may be permitted.~~
- ~~Properties may develop at higher intensities/densities pursuant to the Mixed-Use Overlay District 3 (MXD3) as provided in Policy 1-2.17.~~
- ~~Residential Uses shall only be permitted pursuant to the Mixed-Use Overlay District 3 (MXD3) as provided in Policy 1-2.17."~~ **(2004-03 & 2006-15)**



~~**Objective 1-2.5. U -- UNIVERSITY USE:** This category shall include buildings and land use area used for learning research, and living as part of a university campus. It may also include limited commercial activities oriented to university housing. Maximum F.A.R. of .5 for the entire campus as a planned development site.~~

~~**Objective 1-2.6. E -- EDUCATION USE:** Primary and secondary schools both public and private. Maximum F.A.R. of 2.0.~~

~~**Objective 1-2.7. PR -- PARKS AND RECREATIONAL USE:** Public/private land areas and buildings for recreation, both active and passive, including sports, golf, tennis and similar activities. Maximum F.A.R. of 2.0.~~

~~**Objective 1-2.8. OS -- OPEN SPACE:** Open space land areas including, but not limited to right-of-way plazas and entranceways. Maximum F.A.R. of 0.~~

~~**Objective 1-2.9. PB -- PUBLIC BUILDINGS & GROUNDS:** Buildings and adjacent land areas used for Local, State or Federal government purposes and for public and semi-public services, including utilities. Maximum F.A.R. of 2.0.~~

~~**Objective 1-2.10. H -- HOSPITAL USE:** Buildings and land areas used for medical and health related services. Maximum F.A.R. of 2.0.~~

~~**Objective 1-2.11 RI -- RELIGIOUS / INSTITUTIONAL USES:** Churches, temples, houses of worship, fraternal organizations and related accessory uses such as educational and child care services. Maximum F.A.R. of 2.0.~~

~~**Objective 1-2.12 C -- CONSERVATION AREAS:** Environmentally sensitive areas such as marshes, swamps, mangroves, and natural wildlife habitats. Conservation areas shall have an F.A.R. of 0, except for designated~~

areas specified for limited support facility development. Designated limited development areas shall be restricted to passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.

Objective 1-2.13 HP – HISTORIC PROPERTIES: Buildings, sites, and districts determined to be historically, architecturally or archaeologically significant by National Register listing or local landmark designation. Historic Properties Land Use Classification is an overlay classification which modifies the underlying land use classification. The location of such HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined suitable by the City.

Objective 1-2.14 PT – PUBLIC TRANSPORTATION: Streets, alleys, and other such lands and Rights-of-Way which serve as essential network corridors for the conveyance of goods and services throughout the City and beyond. Use is restricted to functional transportation systems, including roads, sidewalks, utilities, signage, plazas, entrances, landscaping, and related purposes. As such land uses do not, in themselves, generate demands for services, but rather serve the transportation and communication demands of other land uses. There is no intensity or density unit of measure to be applied in their land use classification. This classification is not shown on the Future Land Use Map series, but is understood to include all lands within the Right-of-Way Property Boundary of the collective public rights-of-way in the city to whomever titled. In the future, additional designations of PT use areas both public and private, may be made as necessary for the proper provision of the transportation system of the community. Special public buildings and facilities which serve transportation needs as well as other needs are to be classified as PB – Public Buildings & Grounds. When alleys, streets, easements or other rights-of-way are vacated, or through other prescribed means converted from a public transportation corridor, such conversion will be considered a technical adjustment to the Comprehensive Plan Future Land Use Map and is not to be considered a land use amendment. It shall not require the procedures set forth for amendment of the Comprehensive Plan or Future Land Use Map Series and shall not require a Land Use Public Hearing. Vacation of such PT land shall cause the land use classification of the underlying property to be administratively adjusted to such land use classifications as are adjacent, and to the extent determined by the City Commission at the time of such action.

Objective 1-2.15 FAMILY DAY CARE HOMES are permitted in residential land use areas in accord with housing goals, objectives and policies addressed in the Housing chapter and the City Zoning Code.

Objective 1-2.16 MIXED USES are permitted to varying degrees in Residential Multi-family High Density (RMH), Residential Multi-family Medium Density (RMM), Residential Multifamily Low Density (RML), Commercial Low Intensity (CL), Commercial Medium Intensity (CM), Commercial High Intensity (CH) and Industrial (I) land use categories, including the Northern Industrial Section referenced in Policy 1-2.4.1. See policies and various development codes for implementation". **(2004-03)**

Objective 1-2.17 MIXED USE OVERLAY DISTRICT 3 (MXD3): The general intent of the MXD3 is to include a number of places to go and things to do within walking distance, including an assortment of uses including the following:

- Residential;
- Retail/Commercial;
- Office;
- Industrial; and
- Public Open Spaces.

Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the

~~planned mixing of uses to establish identity, diversity and focus to promote a pedestrian environment.~~

~~Utilization of a variety of architectural attributes and street level pedestrian amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional pedestrian areas.~~

~~Properties assigned the MXD3 overlay, have the option of developing their property in accordance with the underlying land use.~~

~~No single use may comprise of more than eighty five (85%) of the MXD3 floor area ratio.~~

~~Land development regulations shall determine the MXD3 location and area; residential densities up to one-hundred twenty-five (125) units per acre; height up to a maximum of one-hundred twenty-five (125) feet, which includes up to a maximum of one-hundred (100) feet of habitable space and up to twenty-five (25) feet for rooftop architectural elements; floor area ratio up to 3.5 maximum; providing specific design criteria; and public realm improvements to promote street level pedestrian activity including, but not limited to public open space, landscaping, street lighting, right of way and streetscape improvements; pedestrian, transit, and bicycle access; and other regulations deemed necessary.~~

~~Mix of Uses~~
~~The proportionate mix of uses of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.~~

~~Type of Use~~	~~Minimum % of FAR~~	~~Maximum % of FAR~~
~~Residential~~	~~0%~~	~~85%~~
~~Retail/Commercial~~	~~8%~~	~~40%~~
~~Office~~	~~0%~~	~~85%~~
~~Industrial~~	~~0%~~	~~5%~~

~~A MXD3 may be permitted in Commercial Low Intensity (CL), Commercial Medium Intensity (CM), Commercial High Intensity (CH) and Industrial (I) land use categories. (2004-03)~~

~~**Goal 1-3. FUTURE LAND USE MAP INTERPRETIVE NOTES:** The specific instructions, interpretive notes are to be given greater weight in the determination of the meaning and application of the Future Land Use Map representations.~~

~~**Objective 1-3.1. APPLYING LAND USE CLASSIFICATIONS.** Classifications of land use are to cover the parcels of land within their boundaries, unless otherwise specified. Public street and alley rights-of-way are classified as Public Transportation unless otherwise designated. Easements carry the land use classification of the parent tract unless otherwise specified.~~

~~**Objective 1-3.2. DIMENSIONS OF LAND USE CLASSIFICATIONS.** The land use classes are depicted on the Future Land Use Map in two dimensions, however this represents the three dimensional space above and below the ground. Although no occurrences exist in the city, this plan anticipates and holds available the use of three dimensional space descriptions for those land uses which require a more complex ownership, pattern of use and~~

☑ Amendment (addition/deletion) pursuant to the EAR

~~regulation than is common at this time. Examples of such types of uses may include air-rights properties and mixed use projects which utilize three dimensional above-ground, subsurface, or sub-aquatic designs with complex public and private ownerships.~~

Objective 1-3.3. ADDITIONAL SITE SPECIFIC POLICIES. As the result of unique site specific conditions affecting the general realization of the goals, objectives and policies of this plan, the following parcels are to be further regulated in accord with the following Future Land Use Map Interpretive Policies:

~~**Policy 1-3.3.1. THE NORTH 1/2 OF BLOCK 93 & 94 OF RIVIERA SECTION 2 SUBDIVISION** shall be required to submit a Development Review Site Plan for development and maintenance, to be reviewed, adjusted, and approved if appropriate. No building permit, of any degree, may be issued until such design and maintenance proposal is approved by the City and agreed to by the applicant. Of particular concern on these sites are the desire to ensure that effective measures are taken to protect the adjacent residential neighborhood from the noise, lights, trash, vehicular access and other detrimental conditions associated with commercial uses. Special consideration shall be given to the addition of traffic to the local streets serving the neighborhood and any increased risk of crime as a result of unoccupied commercial facilities after hours.~~

~~**Policy 1-3.3.2. THE AREA BOUNDED BY SOUTHWEST EIGHTH STREET ON THE NORTH, DOUGLAS ROAD ON THE EAST, LEJEUNE ROAD ON THE WEST, AND MADEIRA AVENUE ON THE SOUTH.** The area bounded by Southwest Eighth Street on the North, Douglas Road on the East, LeJeune Road on the West, and Madeira Avenue on the South is designated a special study area for further review in order to consider the appropriateness of designating certain parcels for RMH.~~

Policy FLU-1.18.1. ~~1-3.3.3. BLOCKS 3, 4, AND A PORTION OF BLOCK 5 OF THE SUNRISE HARBOUR SUBDIVISION.~~ Blocks 3, 4 and a portion of block 5 of the Sunrise Harbour Subdivision is the subject of court ordered action and is therefore designated "ENJOINED LAND" and shall bear a land use classification of COMMERCIAL and APARTMENT as was in effect as of the date in the court order. The designation of such high density use is made solely on the basis of the City Attorney's opinion and the prior court ruling. It does not recommend or serve as an endorsement of any proposed development or reflect the city's application of community planning principals.

~~**Objective 1-3.4. HISTORIC PROPERTIES LAND USE CLASSIFICATION.** Historic Properties Land Use Classification is an overlay classification which modifies the underlying land use classification. The location of such HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map Series as determined suitable by the City.~~

Goal FLU-2. ~~**1-4 PLANNING TIMEFRAMES.**~~ Pursuant to Rule 9J-5.005(4), F.S., as amended, the City ~~of Coral Gables~~ hereby adopts the following planning periods: from ~~1997 to 2005; and 2006 to 2010~~ 2007 to 2014; and 2015 to 2020. ☑

Objective FLU-2.1. The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City's comprehensive plan, and are consistent and compatible with County, State, and Federal plans and regulations.

Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.

Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.

Policy FLU-3.1.1. The Planning Department shall when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.2. The Planning Department during its review of changes in land use and changes in zoning of properties adjoining single family neighborhoods shall continue its current efforts as provided for in the City's Zoning Code to notify residents, property owners, neighborhood associations, organized neighborhood groups and interested parties of upcoming applications and the opportunity to provide input.

Policy FLU-3.2.1. Entities requesting changes in land use and zoning for property that adjoins a single-family residential district or neighborhood shall provide ample opportunities for input into the land use process which may include one or more of the following: additional public notice via regular mail, electronic mail, establishment of website, etc; completion of neighborhood meetings; establishment of point of contact.

Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.

Objective FLU-3.3. The City shall encourage organized neighborhood groups, business and neighborhood associations to develop and adopt visioning and district plans and objectives that are consistent with and further the goals, objectives and policies of the Comprehensive Plan as stated herein.

Policy FLU-3.3.1. The Planning Department shall keep on file contact information and visioning and district plans and objectives provided by organized neighborhood groups, business and neighborhood associations, which shall be made available to the public and applicants of development proposals that adjoin single family neighborhoods.

Policy FLU-3.3.2. As can practically be accommodated in conformance with the City's land development regulations, the City will assist neighborhood groups, business and neighborhood associations who have developed neighborhood plans in minimizing potential impacts between non-residential and residential land uses, with the intent of ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.4. When the need arises to provide a collaborative process, consensus building and/or mediation for City identified issues, development projects, etc., the City shall initiate processes to build and facilitate partnerships with institutions, private practitioners, stakeholders, property owners, neighborhoods and organizations to fulfill the City's obligation for secure community involvement. This could include use of internal City resources or outside facilitators such as the South Florida Regional Planning Council, Institute for Community Collaboration.

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	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	05 16 09	Alan D. Savitz 111094 Paradela Street Coral Gables, FL 33156 adsavitz@bellsouth.net				**From:** Alan Savitz [mailto:adsavitz@bellsouth.net] **Sent:** Saturday, May 16, 2009 2:54 PM **To:** Planning **Cc:** Slesnick, Donald; Kerdyk, William; Anderson, Maria; Withers, Wayne; Cabrera, Ralph **Subject:** It's just not right for Hammock Oaks, CG Attn: Eric Riel, Jr, Coral Gables Planning Director Dear Mr Riel, My wife and I attended the Planning and Zoning Board Meeting, on May 13th at the Coral Gables City Hall, with many other concerned homeowners of Hammock Oaks Harbor. As I was one of the speakers, you know I graduated from the University of Miami, Coral Gables in 1960, and we have lived in our home at 11094 Paradela Street, Hammock Oaks Harbor, Coral Gables for over 42 years. Your slide presentation was excellent and explained the 4 Issues and 14 different Elements that will correct the "inconsistencies between Comprehensive Plan Map and Zoning Map classifications based upon the current use". However, the following small parcel should be omitted from said plan: "D 3: Change from "Residential (Single-Family) Low Density" to "Public Buildings and Grounds" for 495 Campana Avenue (City Utility Station) located on Tract A, Block 2, **Hammock Oaks H**arbor Section 2. It's just not right to do this to Hammock Oaks, and the reasons are as follows: 1. If you would visit with me to personally see the piece of property in question, I think you would eliminate it from your plans, and it would expedite the approval and update of the City of Coral Gables Comprehensive Plan and Map. You will see with your own eyes a small piece of green land (with a small pump station) that is our own little Coral Gables green park. This is what the other speakers and the other homeowners were trying to tell you. 2. It's just not right! Just reading the words "Public Buildings and Grounds" strikes fear in the hearts and minds of every homeowner in Hammock Oaks because we have only that one little green park area on Campana Avenue (our main entrance in and out of Hammock Oaks) and to change it for "Public Buildings and Grounds" or a road would be in violation of your stated main objectives: "to preserve the neighborhoods and protect Property Values". You said you are "only correcting inconsistencies..." and have no plans to put roads or public buildings on that piece of property. However, I (and others) reminded you about the plans we saw from Fairchild Tropical Gardens, which coincidentally call for a road ("emergency fire road"), etc. on or near that same

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						piece of property. 3. Very important, I was a personal friend of Sol Rovin, the original owner and developer of Hammock Oaks Harbor, may he rest in peace. We purchased our land from Sol Rovin before we built our house. I know that Sol Rovin's intention was never to allow "public buildings, grounds, roads, etc" on that piece of property. He allowed the pump station to be situated on one of his private residential (single-family) parcels but he never intended for it to be used for anything else. If he had, its designation would have been changed, at that time. 4. I think it would be better for the residences of Hammock Oaks and the City Beautiful, for it to rightfully remain as it is currently designated; then you would be preserving it for many years to come. On another note, Fairchild Tropical Gardens has always been a good neighbor. However, we have noticed in the past few years, they are building more and more public buildings. In fact, their latest proposed plans call for multi-story buildings to be built very near to Campana Avenue and visible from some expensive houses on that avenue (thereby reducing their values and taxes). Also, the road they want to put through to their area could turn Campana Avenue into a higher traffic area than it is already. I believe that developers should have the right to build on zoned residential and zoned commercial property, but at the same time, we must vehemently protect our Park Areas. They should be left as pure, unblighted, unadulterated and untouched as possible. In fact, it is your, mine and everyone's moral duty and obligation to assure that our parks remain pristine and beautiful. If you and I don't, who will? Eric, please remove that little parcel from your plans and help us keep our areas green and clean; thank you on behalf of all the homeowners of Hammock Oaks Harbor. With best regards --- Alan (homeowner, Hammock Oaks Harbor, Coral Gables) Alan D. Savitz, 11094 Paradela Street, Coral Gables, FL 33156 (305-666-1888) cc: Don Selsnick (CG Mayor), William H. Kerdyk, Jr.(CG Vice Mayor), Maria Anderson (CG Commissioner), Wayne E. Withers (CG Commissioner), Rafael Cabrera (CG Commissioner) & Hammock Oaks Board of Directors. _____ Mr. Savitz: Thank you for your comments; we will include you comments in verbatim form when

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						this item is forwarded to the Planning and Zoning Board on June 3 and thereafter to the City Commission. As you know the update of the Comp Plan was continued to allow the Board additional time to review the text. As explained in the presentation and discussion by the Board on May 13th, the proposed change for this pump station site from Single Family Land Use to Public Buildings and Grounds Land Use is necessary to bring the existing S-Zoning in compliance with the correct land use classification. The Public Buildings and Grounds Land Use category is specifically put into place to accommodate utility locations and open space. As outlined at the meeting, no proposed improvements are contemplated; this is only a change from a technical standpoint. The property operates as open space and is occupied by an existing pump station. No improvements, changes to pump station, no driveways, access roads or changes to the property are proposed as a result of these actions. Fairchild Gardens will not be utilizing this pump station property for access nor will the Fairchild Gardens proposed expansion have any effect on this station as quantified by the City's Public Works Director. The change is necessary to eliminate the inconsistency between an already established S zoning designation that pursuant to Ordinance #1250 (adopted in 1961) that this property can only be utilized and must remain as a pump station. As was stated at the public hearing and on the record, and reaffirmed by the City Attorney, this change to Public Building and Grounds land use provides further protection beyond the currently assigned single family land use. Please feel free to contact me if you have any further questions, I am not sure if we spoke after the meeting, since I had spoke to numerous persons after last weeks meeting to provide further explanation. Thank you. eric riel planning director city of coral gables, florida eriel@coralgables.com 305.460.5211
2.	05 14 09	Peter Cohen Riviera Schools petercohen@rivieraschools.com				From: Peter Cohen [mailto:petercohen@rivieraschools.com] Sent: Thursday, May 14, 2009 2:58 PM To: Hernandez, Elizabeth; Riel, Eric Subject: Planning and Zoning Board Meeting Dear Ms. Hernandez and Mr. Riel:

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						I am the associate director of Riviera Schools located at 6800 Nervia Street, and I attended last night's Planning and Zoning Board Meeting. We want to commend the city's staff for their efforts on the CLUP. It has clearly taken an incredible amount of time, effort, and energy to develop the current proposed plan and to create one which appropriately addresses the city's needs for the future. We feel it is important to contact you regarding one of the items raised at last night's meeting. If you recall, the Riviera Neighborhood Association (RNA) proposed some modified language for the Plan which would incorporate neighborhood vision statements into the city's overall plan. While we never saw the actual proposed language, the discussion made the intent relatively clear. We think the board, the city staff, and the city attorney all gave insightful feedback in response to the proposal by the RNA. We would like to provide some additional information as you move forward in contemplating any such proposal by the RNA or any other group. • The RNA's vision statement for the neighborhood was created through a series of charrettes which were attended generally by residents from the neighborhood, not by commercial property owners. The charrettes were mainly intended to address the future of Riviera Park and thus were aimed generally at a residential audience, but grew into something bigger during the process. Unfortunately, most of the commercial properties in the area were likely unaware that a vision statement was being developed that would potentially affect their development rights. We did attend those charrettes and participated in the process. While it was a good process, and we developed many good ideas as a group, we do not think the process was sufficient enough to adopt the resulting report into any comprehensive city plan. It served its purpose for the development of the park, but should not specifically be used for anything more than that. • Importantly, the RNA is defining its area to include the residential area and the commercial district bounded by US1, Sunset Drive, Red Road, and somewhere around Maynada. However, the RNA does not represent any properties other than residential properties. In fact, they will not even allow non-residential property owners to join the RNA. It is objectionable for them: 1) to define their boundaries to include to non-residential properties; 2) to then propose policies and procedures that affect all of those properties; 3) and to then refuse to allow all such properties to have a voice in the organization. Moreover, the RNA does not represent many of the residential properties within their own defined boundaries. -Last night, the city attorney raised a very valid point – neighborhood vision plans cannot be incorporated into any city land use plan because each neighborhood association defines its own boundaries randomly and can do so without including all properties within those boundaries. Who defines those boundaries and how

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						those boundaries are defined are impossible questions to answer. • The RNA vision statement places greater burdens on commercial property owners within the area for future development, thus infringing on their property rights. The city should not adopt any language with such a potential effect without appropriate due process -- adequately notifying the affected properties and giving them an opportunity to appear. Thank you for taking the time to review our comments. We look forward to being included in any future discussions or meetings regarding adopting any language or provisions that would affect us and the other nearby properties. I contacted the city clerk's office to get the email addresses of all of the members of the Planning and Zoning Board. However, as I still have not received that information from the city, I kindly request that you forward this email to all of the members of the Planning and Zoning Board. Thank you once again. Sincerely, Peter E. Cohen Associate Director Riviera Schools 305-666-1856 www.rivieraschools.com
3.	05 13 09	W. Tucker Gibbs, Esq. 2980 McFarlane Road Suite 205 Coconut Grove, FL 33133				From: W. Tucker Gibbs [mailto:tucker@wtgibbs.com] Sent: Wednesday, May 13, 2009 2:48 PM To: AmadoJulio@aol.com; Riel, Eric; Hernandez, Elizabeth Cc: JRamirez@eldermanagedcare.com Subject: Proposed language for comprehensive plan Hello Al, Eric and Liz, Attached is a proposal that I believe would allow neighborhoods to present visioning plans to the city but would also insure that the determination of how much of the plan (all, some or none) to implement would be subject to planning department review and recommendation to the city commission. Final approval or denial would be by the city commission. Could Eric meet with me next week regarding this proposal? I would like to get some agreement on the exact wording to present to the city commission on first reading. Eric, would it be possible to have Al Acosta recognized early in the meeting so he can make a brief presentation regarding this

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						proposal. We expect that there will be members of the RNA present and this would allow for them to be able to leave once Al has completed his statement. Thanks for all your help in this matter. Regards, Tucker mailto:tucker@wtgibbs.com ENTERED AS EXHIBIT Arnaldo Acosta A1 by NUMBER THE PLANNING AND ZONING BOARD ON 05.13.09 DATE ym INITIALS **Riviera Neighborhood Association** Proposal to Amend Future Land Use Element Objective FLU 3.3 The following language should be inserted at the end of the sentence: Upon presentation of a neighborhood visioning and district plan to the city commission, the commission shall direct the planning department to evaluate the plan and present a report regarding the plan's consistency with the comprehensive plan, planning principles and the city's land development regulations; with specific recommendations to the city commission regarding the implementation of the plan. That report may accept or reject in whole or in part, the recommendations and proposals set forth in the vision and district plan. The city commission shall review the planning department's report and shall approve or reject in whole or in part the recommendations made in the planning department's report. Any development application within the area delineated in the planning department's report as approved by the city commission shall be consistent with the planning department report as approved by the city commission.
4.						
5.						