

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-3**  
**January 28, 2025**  
**Police and Fire Headquarters**  
**2151 Salzedo Street, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Rhonda Anderson**

**Commissioner Melissa Castro**

**Commissioner Ariel Fernandez**

**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Cristina Suárez**

**City Manager, Alberto Parjus**

**City Clerk, Billy Urquia**

**Planning and Zoning Director, Jennifer Garcia**

**Public Speaker(s)**

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Agenda Item E-3[9:53 a.m.]

An Ordinance of the City Commission requesting amendments to the text and maps of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to update as a result of the City's Evaluation and Appraisal Report, the minimum planning periods and sewer requirements, as well as amendments to certain goals, objectives and policies of the Comprehensive Plan; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (01 15 25 PZB recommended approval, Vote 7-0)

Mayor Lago: Moving onto item E-3.

City Attorney Suarez: E-3 is an Ordinance of the City Commission requesting amendments to the text and maps of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to update as a result of the City's Evaluation and Appraisal Report, the minimum planning periods and sewer requirements, as well as amendments to certain goals, objectives and policies of the Comprehensive Plan; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Planning and Zoning Director: Good morning again. Jennifer Garcia, Planning and Zoning Director. I have a PowerPoint slide, and a PowerPoint presentation for this one as well. So, these are amendments that are required by the state, basically, for our Comprehensive Plan. So the timeline of our Comprehensive Plan back when it was first adopted in 1980, as required by the state on a Comprehensive Plan, that one was very simple compared with what we have today; and what we have today is more similar to what was adopted in 1988, the Comprehensive Plan of 1989 you see more of our three tiers of building heights, low-rise, mid-rise, high-rise and in all of our policies and objectives we have today is originally from that Comprehensive Plan of 1989. So, you can see that there has been some significant changes and a lot of those are EAR-based amendments. So, an EAR is an Evaluation Appraisal Report required by the State of Florida in our state statutes to occur every seven years. At the seven-year mark we comb through our Comprehensive Plan, and we see what needs to be updated per state statutes. In this year amendment, we are looking at two main requirements by the state that are required to be inserted and updated into our Comprehensive Plan. The first one is Pine Horizons, so they've changed that to be the short-term planning period from five years not to be ten years, and then a ten-year long-term planning period would be twenty years. So, we needed to update that in our Comprehensive Plan to be consistent with state statutes. The second one is sewer feasibility, and as you know, we don't treat our own sewer here, we rely on Miami-Dade County to do all the facilities. So, what we are doing as based with our conversations with the state reviewer is to coordinate with the Miami-Dade County, making sure that we comply with the state statute. In exhibit A, I believe in your packet is an ordinance that shows these minor amendments to our Comprehensive Plan. Exhibit B is actually data inventory analysis report. In here it shows how we've been doing, basically in the last 10-15 years in the City of Coral Gables. So, we reference revised studies, we reference new historic districts. We look at how we are using all the acres in our city and what uses we are using on those, the types of land uses. In going through this, we've also looked at the national community survey results of last year, 2023 last year. And looking at those results to see how the community is actually seeing what we've been doing and how we've been able to implement a lot of our policies and objectives of the Comprehensive Plan in our city, and it came with interesting results. The results, of course, you can read thoroughly in our city website, but it did have interesting results as far as the city overall thinks we are in good standing and good rating, and they also suggested opportunities such as better more variety of housing options in our city. And then lastly, we conducted a tax revenue model of our city. So, this is a view of the model looking east. So, you have Flagler section and North Ponce and our downtown on the left side, and then you have Coco Plum and Snapper Creek on the right side. And this is showing how our existing developed patterns are performing in our city. Looking at the higher potent parts of our city, which are illustrated in purple and red, dark red, and our less economically valuable properties shown in greens and white greens. And showing all of our development and all of our redevelopments basically in our city is working well. We don't have commercial areas that are not performing or giving us tax value back. So, this was a very interesting study. The highest one that you can see is Gables Columbus Center, which is just down the street, the Sofia, which is diagonally right here, right next to us, as well as

Merrick Manor and Alhambra Towers, the most highest tax value. In summary, there are some very, very minor amendments to our Comprehensive Plan, again, updating our planning periods per state statutes and removing some outdated references to the current seven zoning code rewrite. You can imagine that happened many years ago, so there is no point in referencing to those dates. As far as updating certain policies and target dates based on sewer requirements, that's where that sewer requirement comes into play. As well as revising some outdated references of Florida State Statutes. So, we have a very clean working document that we can reference to correct parts of state statutes. And also revising our recreation open space goals, objectives and policies. Based on our staff, new parks have been acquired, we are now managing our Coral Gables Country Club, as well, and then also updating historical resources district maps in a couple of those policies as well. Like I said, there are two map amendments associated as part of this review and the first one is historic resources, to basically add in the Coral Way Historic District and then recreation open spaces to add in five additional parks that we've acquired since the last time we've updated this, which was I think five years ago. So, the Comprehensive Plan text amendments do comply with the findings of fact, which is located in the staff report in your packet. The standards in our zoning code are satisfied with these amendments and we do recommend to transmit this to the state for their review before coming back for second reading. That's it. Thank you.

Mayor Lago: Madam Vice Mayor.

Vice Mayor Anderson: Thank you for all the hard work, because this is a lot of detail. I know it took a lot of time to do it. I'm happy to move it.

Commissioner Castro: I'll second.

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Mayor Lago: Yes

(Vote: 5-0)