

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE TEXT OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN, TO INCLUDE A COASTAL MANAGEMENT ELEMENT, PURSUANT TO EXPEDITED STATE REVIEW PROCEDURES (S.163.3184, FLORIDA STATUTES) AND ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 15, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS;" TO INCLUDE OBJECTIVES AND POLICIES TO PROTECT COASTAL AREAS OF THE CITY; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received to amend the text of the Comprehensive Plan, Coastal Management Element; and,

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

WHEREAS, to promote public outreach and participation in the public hearing process, the City has provided the following notice: 1) required advertising per State Statutes and Department of Economic Opportunity guidelines; 2) City webpage posting of the public hearing agendas; and 3) electronic mailing to interested parties; and,

WHEREAS, the application, legal description, ordinances, mapping, legal advertising, public comments and all other supporting documentation were available for inspection and review at the City of Coral Gables Planning Department and City Clerk's office; and,

WHEREAS, in advance of public hearing consideration, the City's staff analysis and recommendation are available for inspection at City of Coral Gables Planning Department and City Clerk's office and available on the City's Web page at www.coralgables.com for easy retrieval; and,

WHEREAS, Comprehensive Plan Text Amendments are proposed in Exhibit A; and,

WHEREAS, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on November 8, 2017, and December 13, 2017, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at a public hearing held on December 13, 2017, the Local Planning Agency (Planning and Zoning Board) recommended approval (vote: 7 – 0), finding that the proposed amendments are in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions as subject to all plans, exhibits and descriptions submitted by the applicant; and,

WHEREAS, the City Commission held a public hearing on November 14, 2017 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: 5 - 0); and,

WHEREAS, amendments to the Comprehensive Plan Text are subject to Expedited State Review and were transmitted on November 22, 2017, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading.

WHEREAS, the Department of Economic Opportunity (DEO) and other reviewing agencies reviewed the amendment, identified no objections, and requested the City of Coral Gables to adopt the proposed amendment.

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

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The requested amendments to the City of Coral Gables Comprehensive Plan as provided below and in Exhibit A are hereby approved:

Future Land Use Element

Goal FLU-2. Pursuant to Rule 9J-5.005(4), F.S. as amended, the City hereby adopts the following planning periods: from ~~2017 to 2014; and 2015 to 2020~~ 2018 to 2023; and 2018 to 2028.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Coral Gables, Florida, as amended.

SECTION 7. This Ordinance shall become effective 31 days after the Department of Economic Opportunity determines the amendment submittal package is complete and no petition is filed by an affected party. If the Department of Economic Opportunity requests a hearing by the Division of Administrative Hearings, this Ordinance shall become effective upon the issuance of a final order by the Division of Administrative Hearings determining the amendment is in compliance.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D.
2018.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

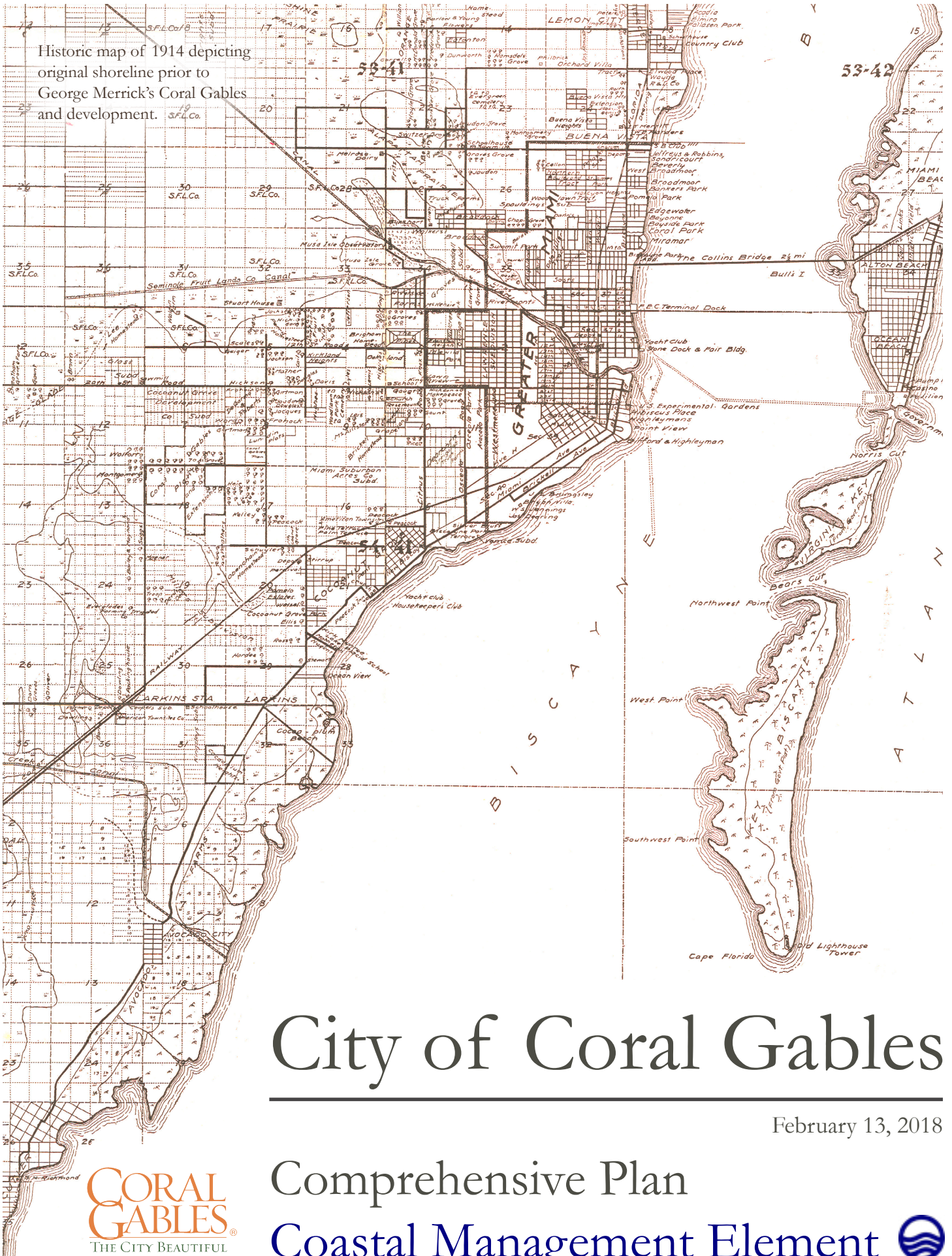
WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

Exhibit A

Historic map of 1914 depicting original shoreline prior to George Merrick's Coral Gables and development.



City of Coral Gables

February 13, 2018

Comprehensive Plan

Coastal Management Element



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1.0 INTRODUCTION

The City of Coral Gables is a well-planned mature community, with a long history of excellence in urban design and land use, which began with George Merrick's original plan. Through almost a century, from Merrick's ideas to the present, an emphasis on quality and strict adherence to zoning and building codes have led to orderly development of the highest quality.

Today the city could be understood as two distinct halves, united by Sunset Drive. The north half follows Merrick's plan and includes a majority of the historic architecture of the city. It is not along the coast, and coastal management issues are incidental, and result from historic environmental conditions. On the other hand, the south half of the city was developed along Biscayne Bay and is directly affected by changing Coastal Management issues.

The Coastal areas of the City are generally high quality neighborhoods or nature preserves. There are no blighted areas. Existing and future land uses are generally consistent with each other. However, risks to the future of these coastal neighborhoods are changing with projected sea level rise.

Current and historic maps included among the support documents of the element summarize data on development, infrastructure, and storm and flooding effects, including projected sea level rise flooding maps and projected storm surge maps.

The purpose of the City of Coral Gables Coastal Management Element is to plan for or restrict development where appropriate where such impacts would further damage or destroy coastal resources. In accordance with 163.3178(2)(f), the City of Coral Gables must prepare the Coastal Management element, and the following applicable items shall be included:

- 1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.*
- 2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.*
- 3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.*
- 4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.*
- 5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.*
- 6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.*

In addition to the redevelopment principles required by the State of Florida, the City of Coral Gables intends to study policy strategies concerning the viability of redevelopment in certain

coastal areas. This will include an evaluation of the economic impact and risks of sea level rise on particular communities in the coastal areas. Although most of these coastal areas are currently preserved or designated as open space, this evaluation will determine the viability of permitting continued new development; redevelopment of damaged areas; or cease maintaining development in these areas as the current infrastructure declines. The City of Coral Gables intends to develop a plan of action for each sector of the coastal community, which may include costs for infrastructure maintenance for short- and long-term solutions.

This support document includes the following data:

1. Inventory and map of existing land uses. As the city limits only include residential and preserve uses along the coast, no areas of redevelopment have been identified. Maps have been included which describe location and site planning conditions development.
See Figure 6.
2. Inventory of future land uses. Existing and future land uses are generally consistent. Maps have been included.
See Figure 7.
3. Natural disaster planning maps. Updated flood hazard zones, Sea Level Rise, and hurricane evacuation areas have been included.
See Figures 11-12.
4. Existing infrastructure. Roads and bridges, water and sewer and waterways for drainage have been mapped. A historical narrative is included to provide context to long-term planning efforts. Areas designated for urban uses have been fully developed. No development on raw land is anticipated. Thus, no new major infrastructure is planned.
See Figure 9.
5. Public access. Park and open space have been illustrated in diagrams.
See Figure 4.

In addition, there are no coastal dunes or deep water ports within the city limits.

The following conclusions were reached:

1. The visions for coastal Coral Gables should be:

Provide principles that support the highest quality of life and promote sustainable coastal areas.

2. The City's existing land use reflect decades of high quality development and environmental preservation, but solutions must be determined to expand the environmental sensitive areas.
3. Goal, objectives and policies are recommended for adoption which strengthen current city development and preservation trends and update regulatory requirements.

1.1 Boundaries of Coastal Areas

In general the coastal boundaries include an area located east of Old Cutler Road to the eastern municipal boundary. The origins of this coastal route predate the building of roads in Miami-Dade County, as a trail along the high ridge of South Florida’s coastline (See Map SAF-1).

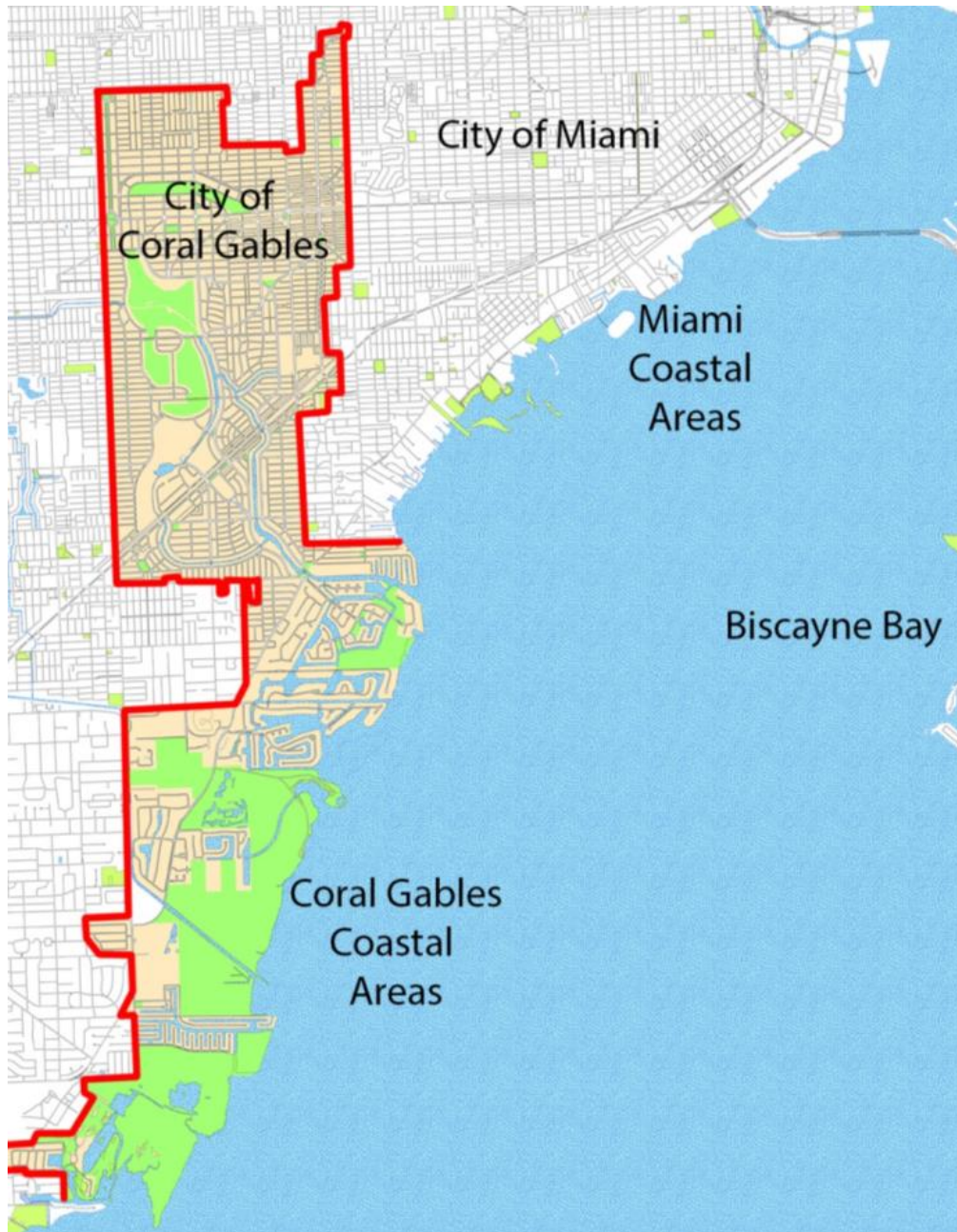


Figure 1. Coastal Areas within the City of Coral Gables

Lower risk areas in the city that will benefit from further coastal management include parcels adjacent to waterways and lowlands. These waterways were designed in the master planning of Coral Gables as canals that follow the historic system of slews and wetlands.

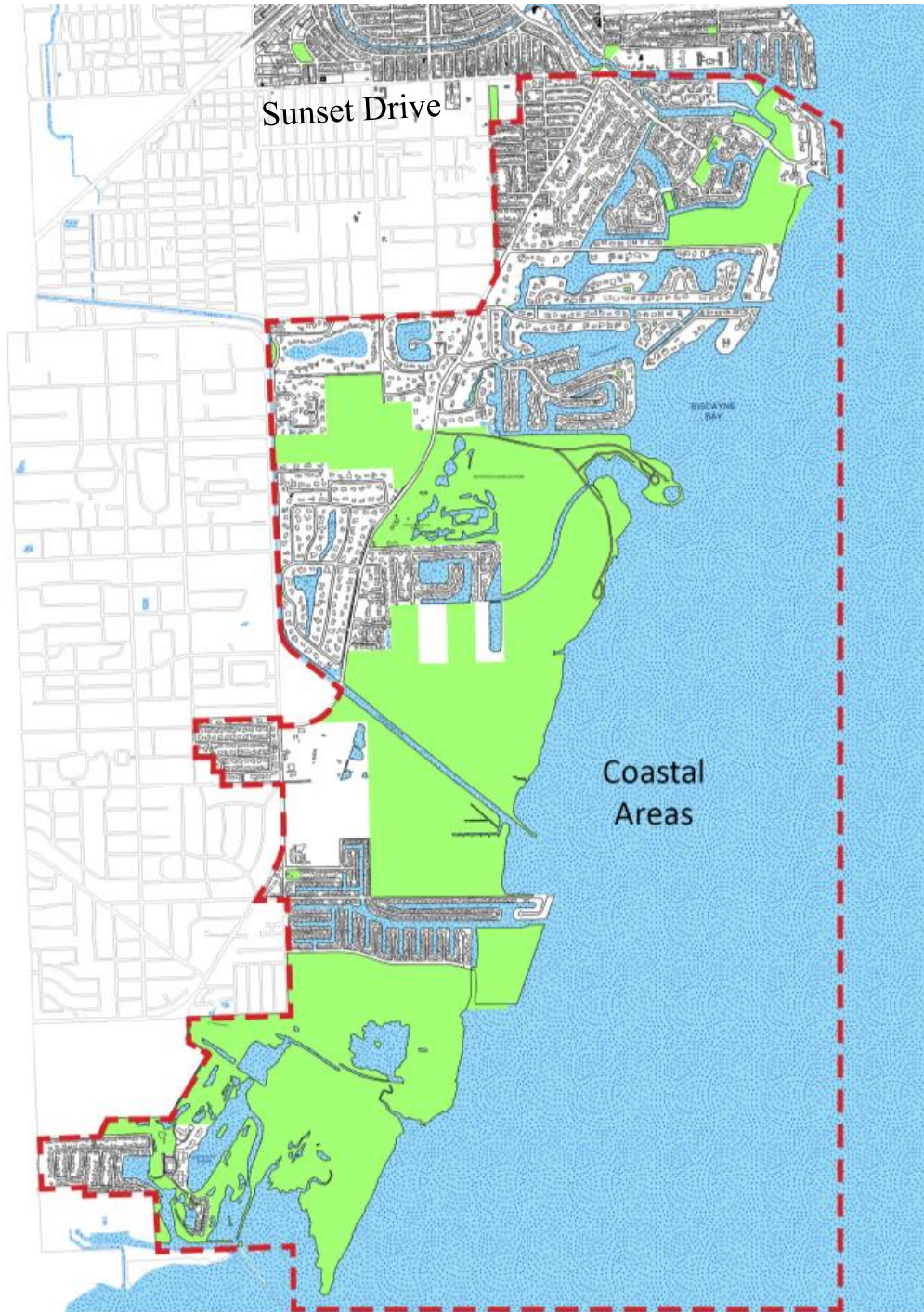
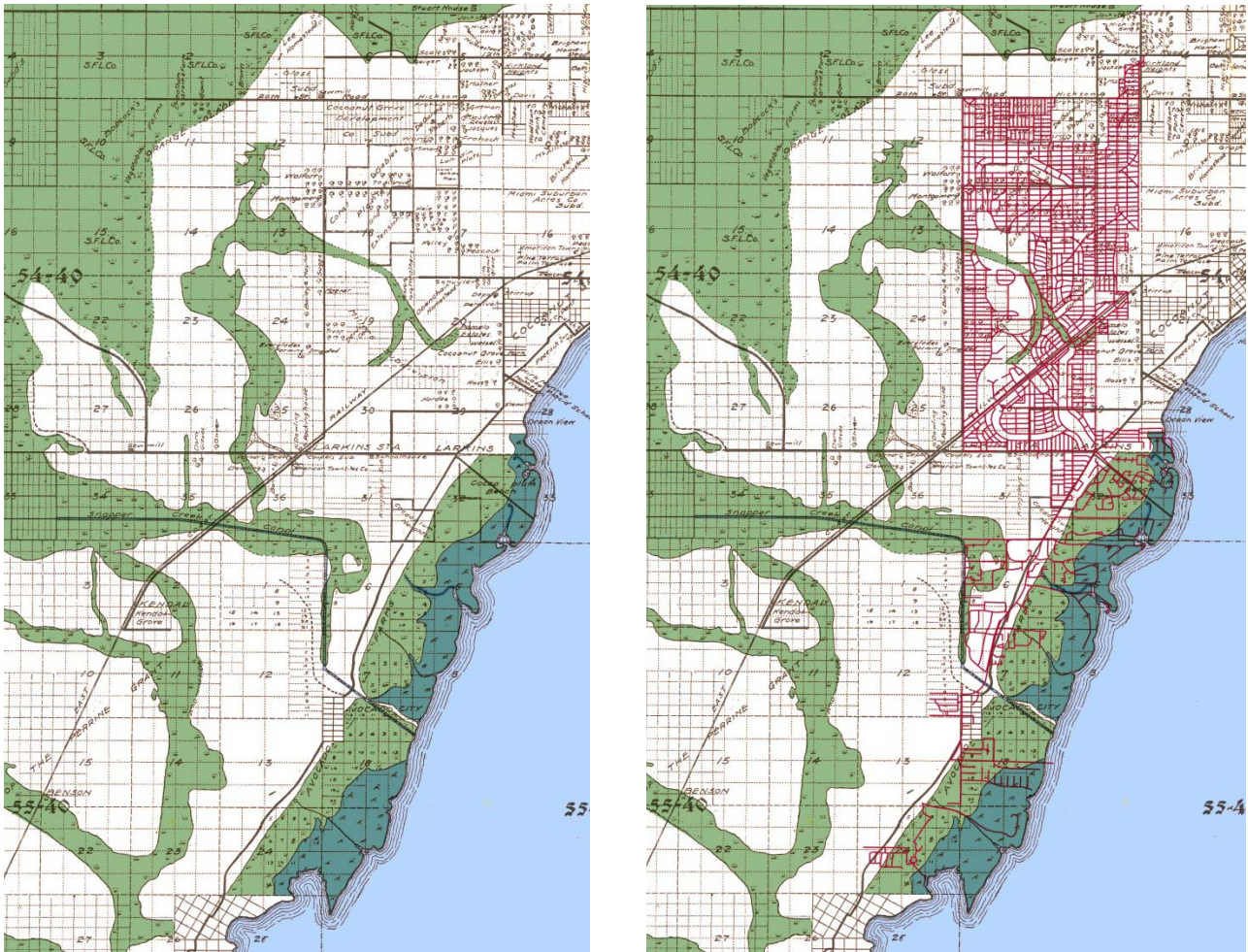


Figure 2. Coastal Areas

For the purposes of comprehensive planning, all city located south of Sunset Drive will be considered a coastal area.

2.0 EXISTING CONDITIONS

2.1 Natural Resources



**Figure 3. Left: Historic 1914 Miami-Dade County Map with Wetlands and Mangroves
Right: Coral Gables current streets superimposed on historic map**

Before the development of the region in the early 1900's, the flow of water to the coast was directed differently than it is currently. Early maps document the natural coastal line along Biscayne Bay and the system of sloughs and wetlands which flowed into the Bay.

The 1914 map predated the platting of Coral Gables as an urban area, and documents precisely the location of historic natural systems. Many of the historical wetlands and coastal areas were incorporated into George Merrick's original plans for the city as golf courses or green open spaces, as depicted on the right.

Contemporary storm surge maps also reflect the historical condition of the land. Many historic natural areas have been preserved as parks or open space, and provide public access to the water.



Figure 4. Existing Public Access within the Coastal Areas

The City of Coral Gables' coastal areas include the frontage on Biscayne Bay and immediate parcels adjacent to waterways. Most of the frontage on the waterways has been developed. However, the higher risk areas along the bay contain mostly preserved lands with pockets of recent single-family development.

The historic discussion provides significant data for the analysis of present coastal conditions. The early city plan and later areas annexed into the city limits included significant green areas and preserves, as depicted in figure 4.

3. DATA AND ANALYSIS

3.1 Existing Land Use

The development pattern of the coastal areas is very different than the pattern of the north half of the City. The north half of the city follows George Merrick's original 1920's plan, and reflects some of the historic natural features in the design of major open spaces. The coastal areas, on the other hand, were developed in the second half of the twentieth century, as residential subdivisions. The historic site conditions required the construction of multiple canals to provide the extensive of fill for buildable lots. Current site development standards would not permit this type of development, and large parcels have remained undeveloped.

Although development standards of the coastal areas may not reflect current best practices for site planning, the residential areas located along the coastal areas are valuable neighborhoods. No redevelopment is needed in coastal areas of Coral Gables.

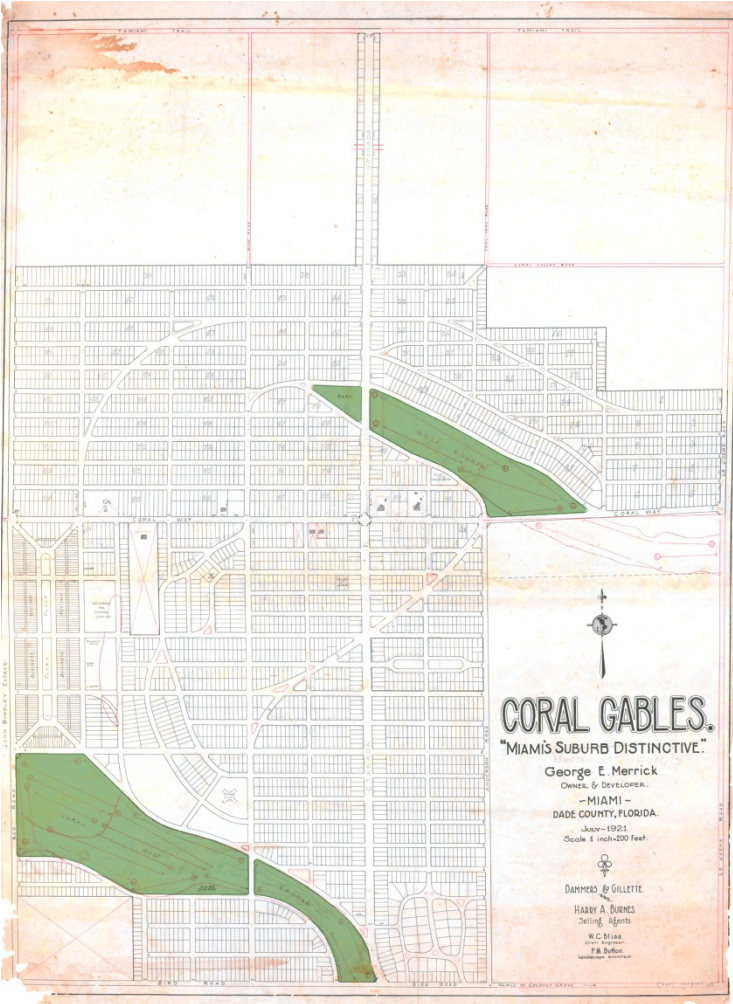


Figure 5. Historic 1921 Coral Gables Map

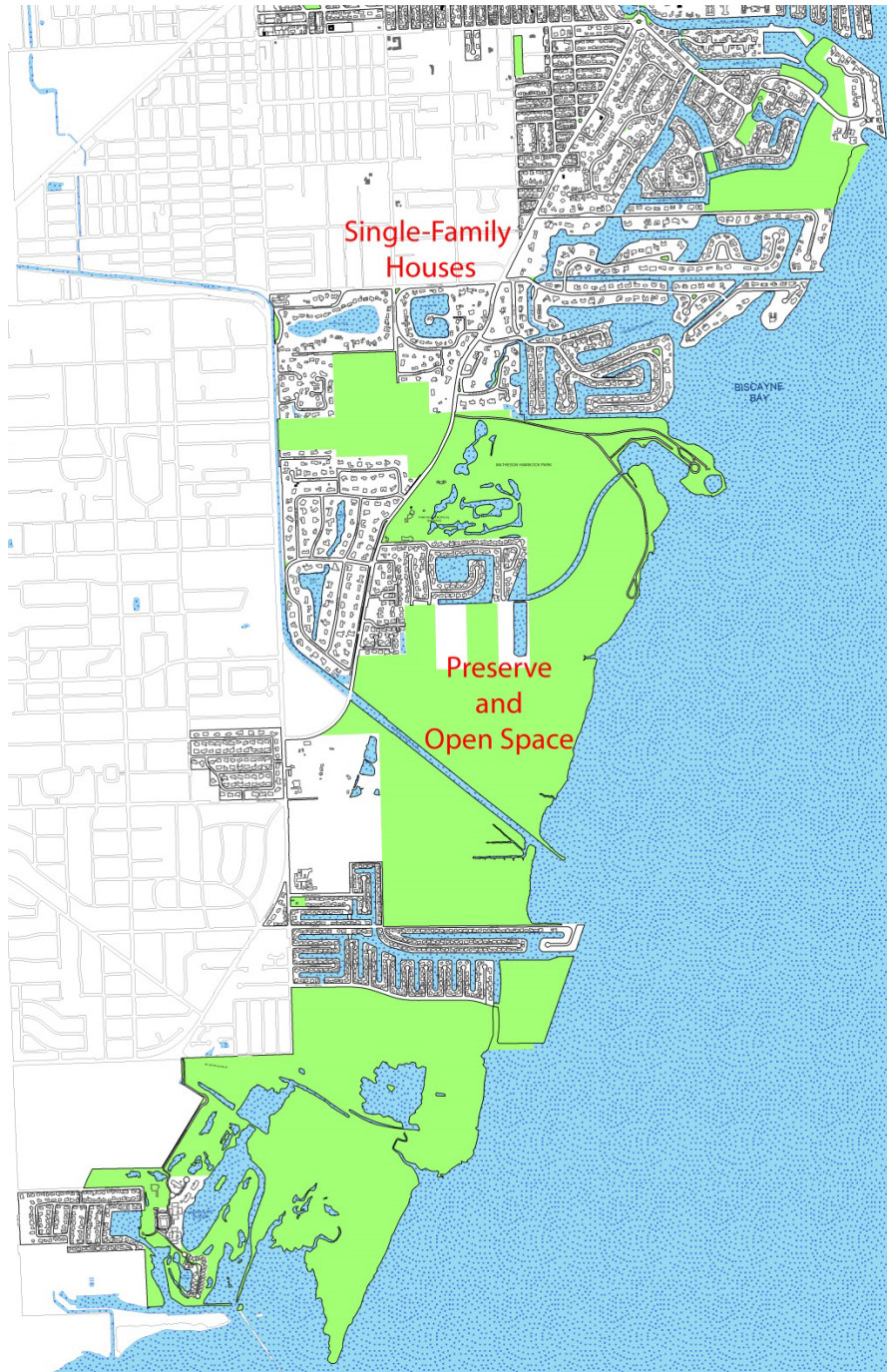


Figure 6. Existing Land Uses

The 1921 map depicts some of the earliest urban development in the area which would become the City of Coral Gables. Even though early urban plats are fragmentary, they followed an overall plan, which eventually resulted in a resilient pattern of blocks and streets of northern Coral Gables which has lasted virtually unchanged for almost a century. The north half of the City does not have coastal areas. The south half of the city was developed along the Biscayne Bay shoreline.

Proposed policies strengthen the application of building code requirements and FEMA regulations.

3.2 Future Land Use

Existing and future land uses are generally consistent. The Future Land Use Map promotes high quality neighborhoods and preserve areas.

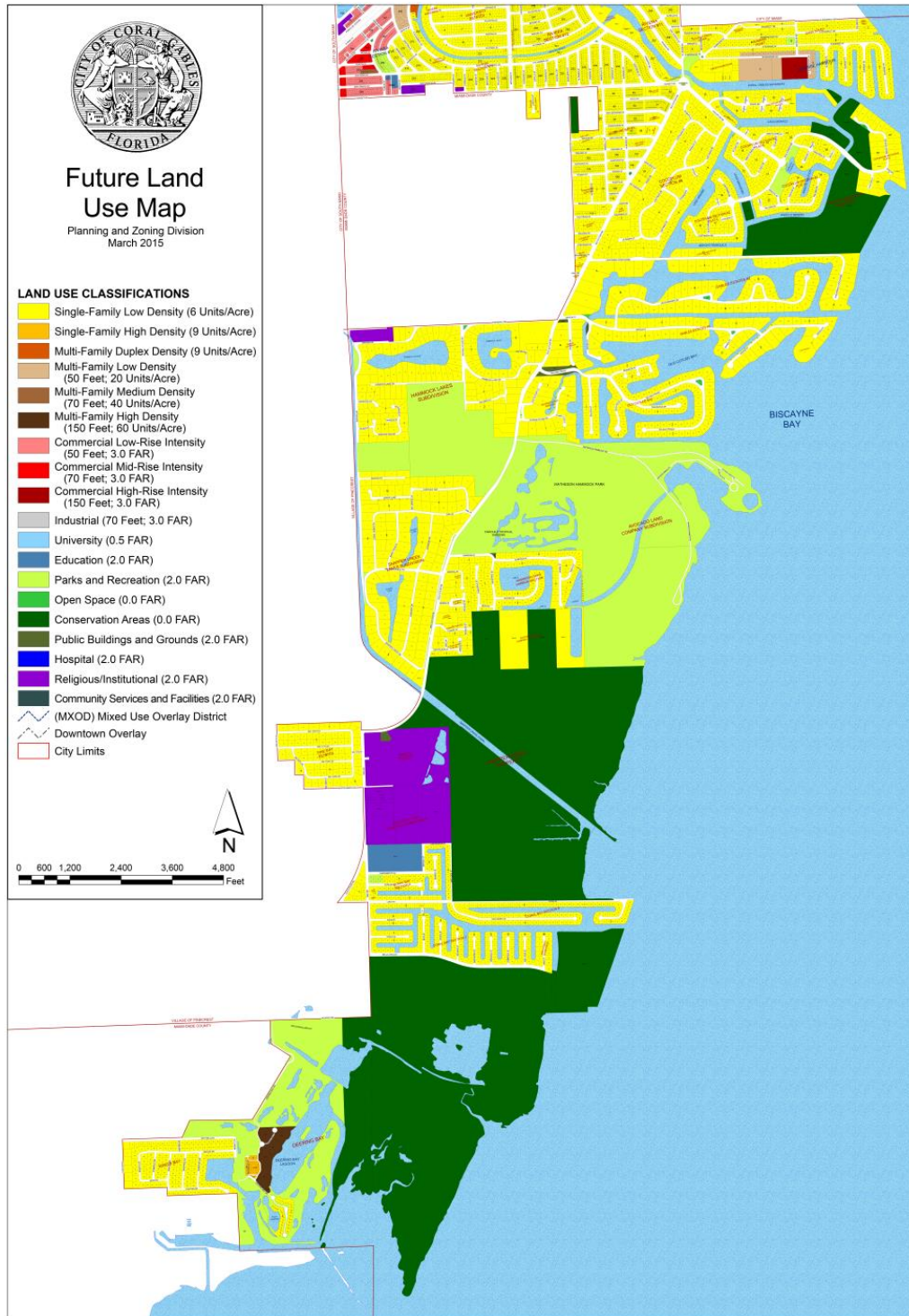


Figure 7. Future Land Use Map

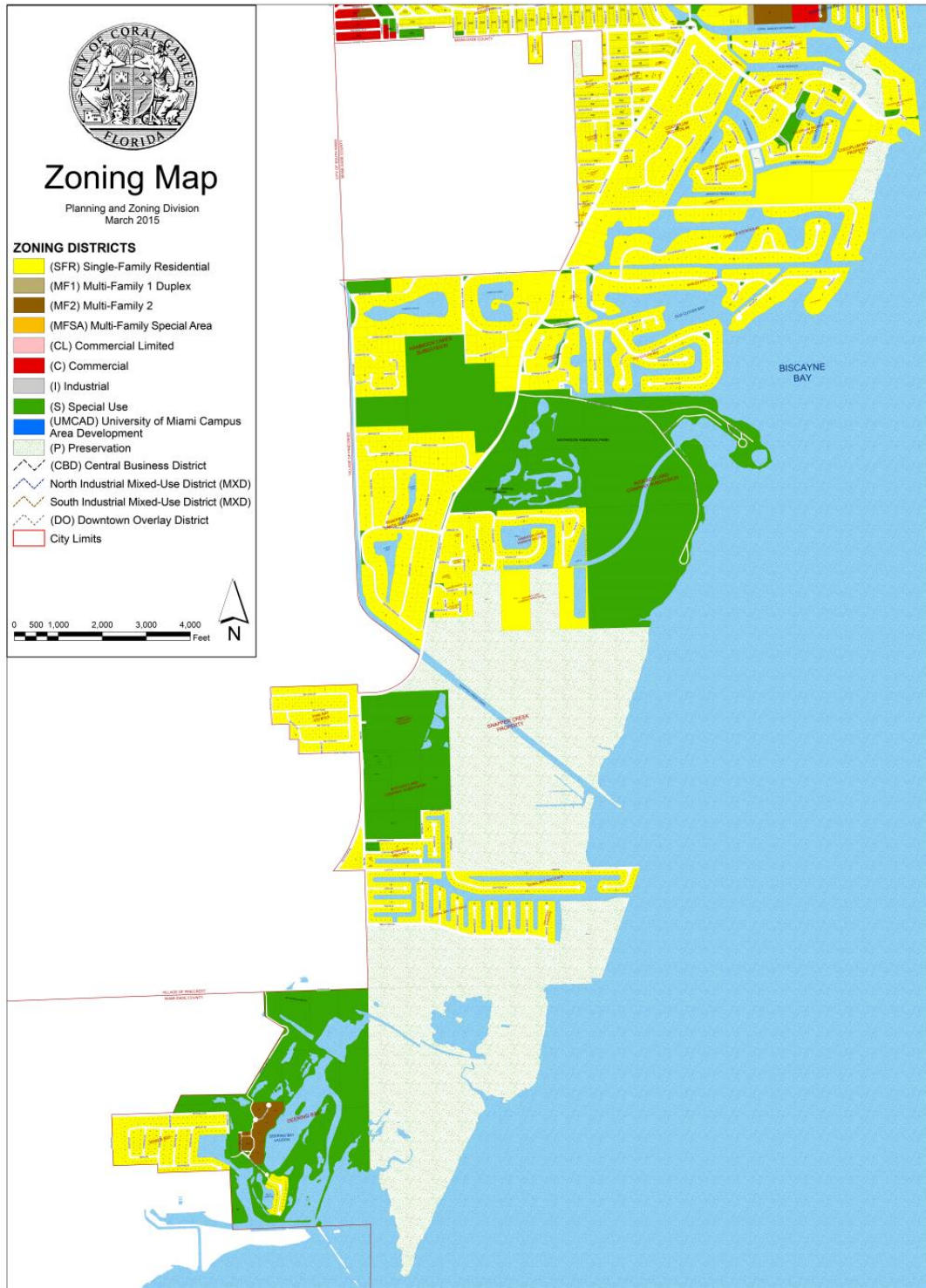


Figure 8. Zoning Map

City of Coral Gables
Coastal Management Element

The adopted land use map of Coral Gables depicts designation of approximately half of the shoreline as preserve and a significant acreage that would be subject to perilous flooding is also designated preserve.

Proposed policies strengthen preservation and compatibility of proposed coastal management.

Coastal Area Existing Land Use (South of Sunset Drive)	Acres
Single-Family Residential	+/- 1,400
Multi-Family Residential	+/- 20
Preservation	+/- 1,065
Special Use	+/- 900

Coastal Area Future Land Use (South of Sunset Drive)	Acres
Single-Family Residential	+/- 1,400
Multi-Family Residential	+/- 20
Education	+/- 15
Conservation	+/- 1,065
Parks & Recreation\Open Spaces	+/- 765
Religious/Institutional	+/- 120

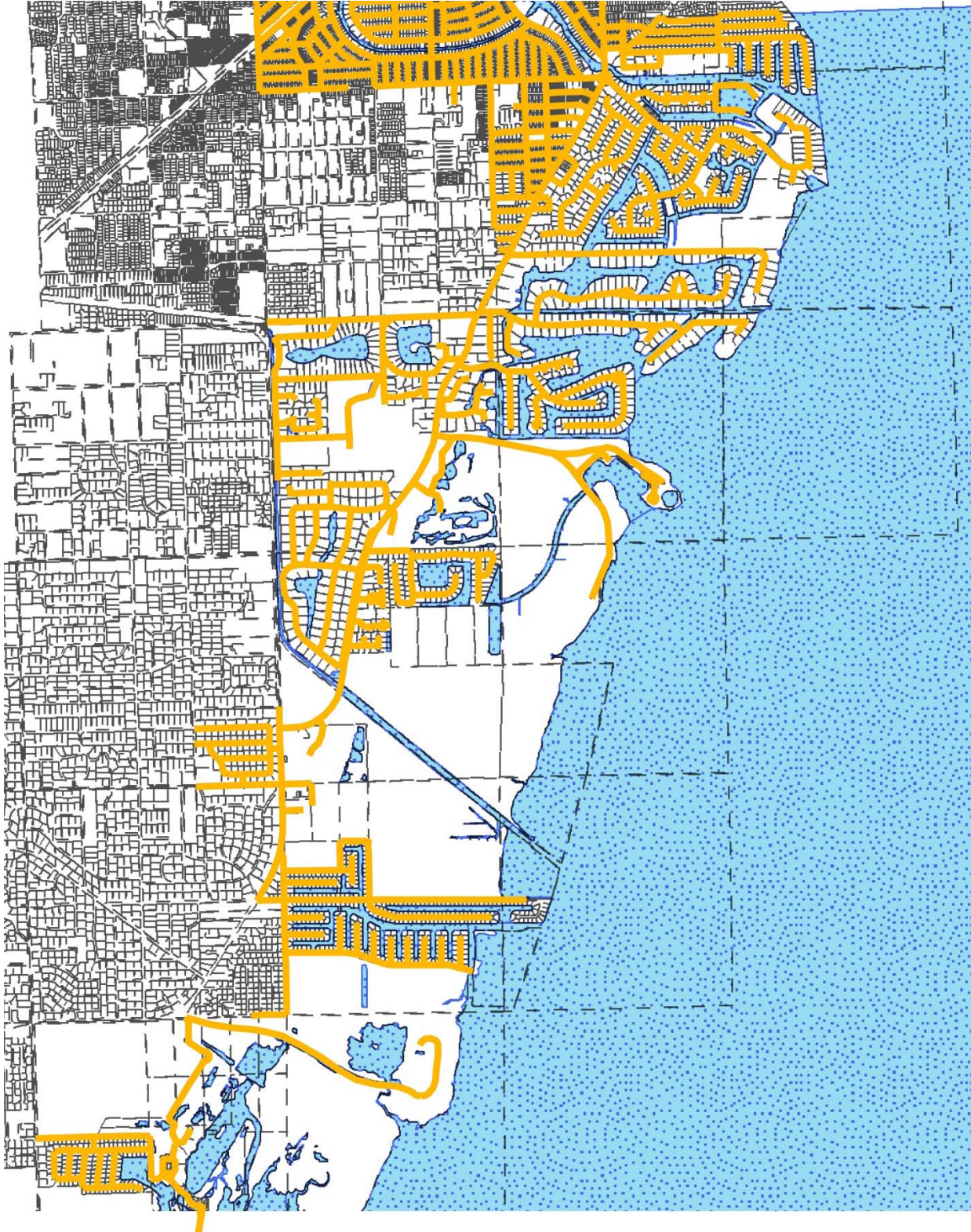


Figure 9. Existing Infrastructure

3.3 Coastal Flooding

The City of Coral Gables recognizes sea level rise and its projected adverse effects on the city, its infrastructure, and other assets. As such, the City is assessing the impacts of sea level rise, storm surges, and King Tides on its infrastructure and other assets. The purpose is to develop an adaption plan that contains measurable indicators which triggers the timely sequencing of modifications to accommodate sea level rise and its associated effects. Infrastructure will be upgraded to manage accelerating sea level rise and maintain a high quality of life.

Miami-Dade County is situated between the Atlantic Ocean and Everglades National Park, with Coral Gables located in the east-central portion of the county. As in most of South Florida, much of the city's topography is low-lying with elevations ranging from 0 to 22 feet NAVD88 (North American Vertical Datum of 1988), built up on porous limestone allowing groundwater to rise from below. These relatively low elevations, coupled with geology and proximity to the ocean, leave Coral Gables especially vulnerable to the effects of sea level rise. The coastal areas are also presently vulnerable to storm surges and rain flooding. In some of the city's extremely low lying coastal areas, these effects are already being felt during extreme high tides, most notably King Tide events.

In 2011, the Southeast Florida Regional Climate Change Compact published the *Unified Sea Level Rise Projection for Southeast Florida*. This document was created for Monroe, Miami-Dade, Broward, and Palm Beach Counties and municipalities within these counties. This document allows these municipalities to be well-informed with regard to sea level rise and attempt to be prepared for its effects with an extensive set of guidelines and recommendations.

The City of Coral Gables prepared the Assessment of Sea Level Rise Impacts on Existing City of Coral Gables Infrastructure and Preliminary Adaptation Plan in October 2017, and is available at the Public Works Department in the City of Coral Gables.

**City of Coral Gables
Coastal Management Element**

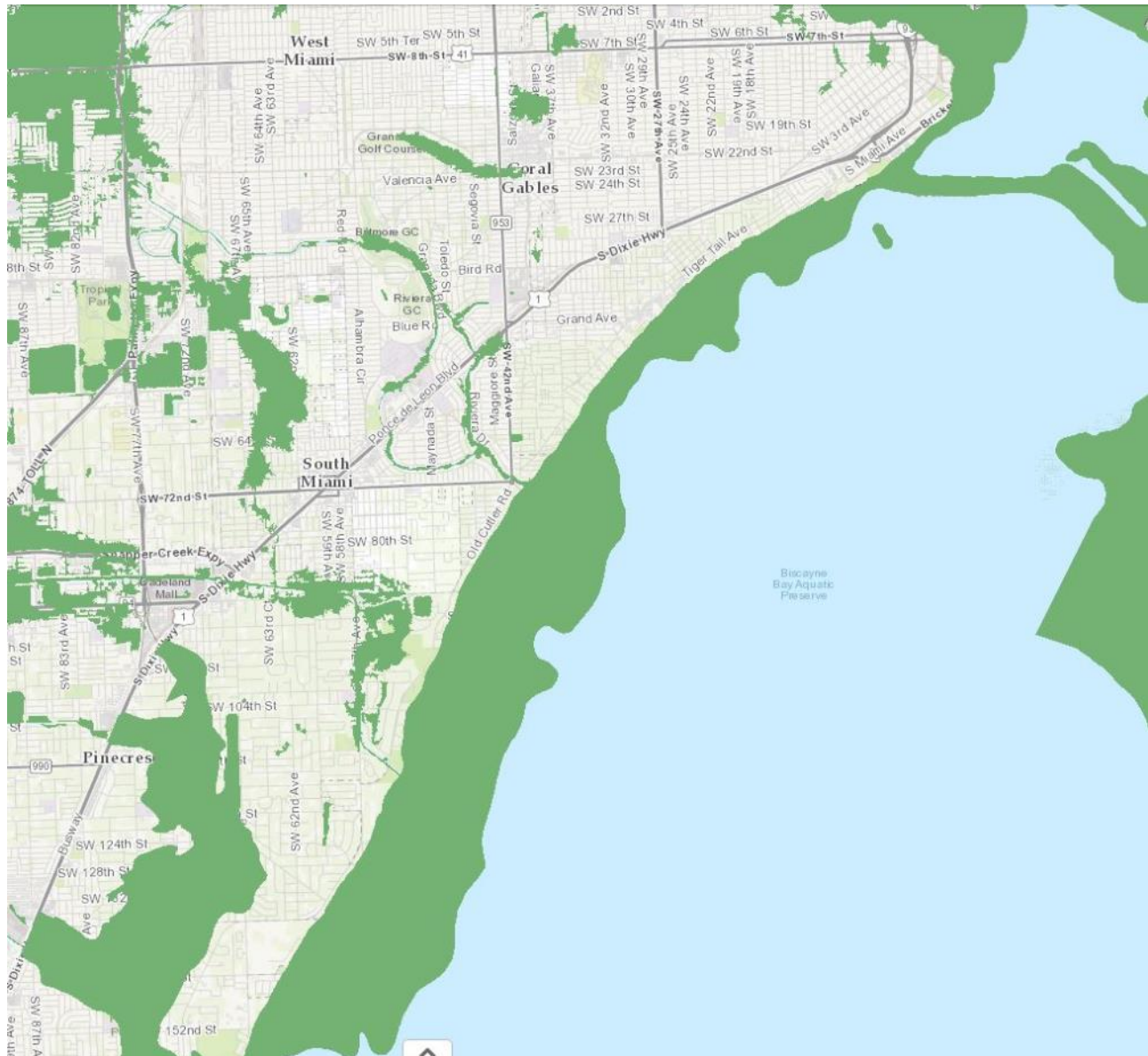


Figure 10. 100-Year Floodplain (University of Florida GEOPLAN CENTER)

The areas subject to coastal flooding are identified in figure 10, depicting information from the standard Digital Flood Insurance Rate Map (DFIRM) database produced by FEMA. The high risk areas for flooding are mostly east of Old Cutler Road, situated on a ridgeline. Other areas in the city receptive to flooding are along the waterways and greenways which follow the unique historic flow ways of the area. These areas are also prone to flooding during hurricanes due to the increase amount of rain.

Proposed policies clarify FEMA requirements and encourage effective management of infrastructure.

3.4 Hurricane Evacuation

A Hurricane Watch is issued for a coastal area when there is threat of hurricane conditions within 48 hours. A Hurricane Warning is issued when hurricane conditions are expected in a specified coastal area in 36 hours or less. Hurricane conditions include winds of 74 miles per hour (64 knots) and/or dangerously high tides and waves.

In the Public Safety Element of the Comprehensive Plan for the City of Coral Gables, the city is required to abide by the Coastal High Hazard Area (CHHA) defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH), as indicated in Policy SAF-2.1.3.

The most recent hurricane evacuation plan pertaining to Coral Gables, Figure 11, is in the Miami Dade County, Storm Surge Planning Zones 2013 edition. Similar to the map of Coastal High Hazard Area, the Storm Surge Planning Zones are drawn using SLOSH model grids that incorporate local physical features such as geographic coastal area, bay and river shapes, water depths, bridges, etc. Areas in Miami-Dade along canals, rivers and further inland have been identified as being at risk for storm surge based on this data. Each zone (A through E) will be evacuated depending on the hurricane's track and projected storm surge, independent of the hurricane's category (as shown in the Coastal High Hazard Area map). Areas in white are not at a high risk of storm surge.

On September 10, 2017, Hurricane Irma provided the opportunity to verify and use updated data. The Hurricane Irma experience has been incorporated in the proposed Goals, Objectives, and Policies.

3.5 Storm Surge Zones

The Florida Division of Emergency Management (FDEM) and the regional planning council provide more refined data for projected storm surge. Surge Zones show varied levels of storm surge, Tropical Storm (T) and Categories 1 -5. Parts of the city that are not colored are less receptive to storm surge.

As indicated below, east of Old Cutler Road and along the waterways are at a high risk for storm surges. Proposed policies strengthen infrastructure and pollution strategies.

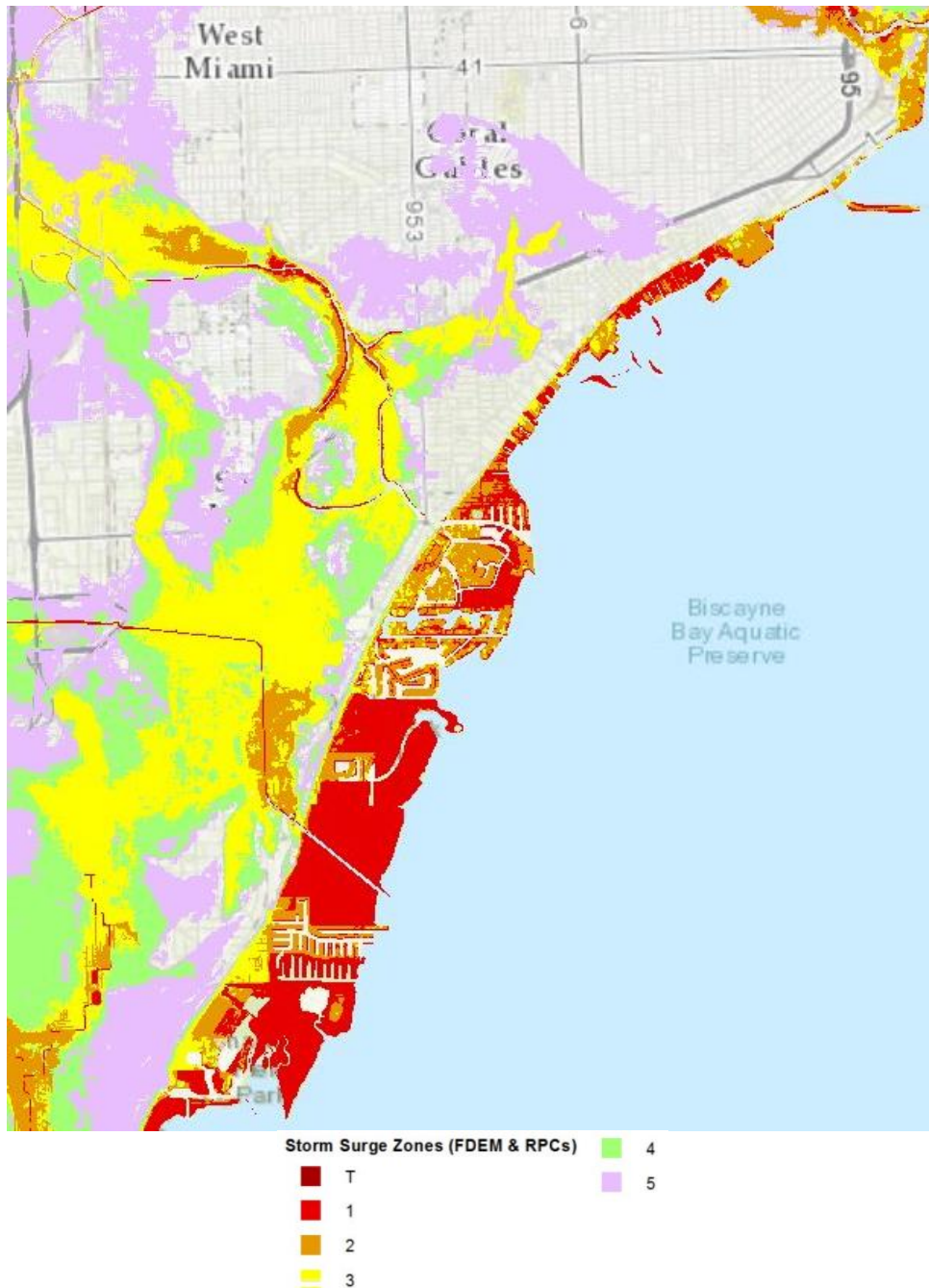


Figure 12. Natural Disaster: Storm Surge Zones (University of Florida GEOPLAN CENTER)

3.6 Comprehensive Plan Consistency

In Section 3-1506 of the Coral Gables Zoning Code provides standards for proposed amendments to the Comprehensive Plan. These standards and evaluation are listed below.

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	Yes. The proposed text amendment advances multiple objectives and policies of the Comprehensive Land Use Plan with the promotion of environmental protection and sustainability.
2. Whether it is internally consistent with the Comprehensive Land Use Plan.	Yes. The proposed text amendment is internally consistent with the Comprehensive Land Use Plan with the promotion of environmental protection and sustainability.
3. Its effect on the level of service of public infrastructure.	The proposed text amendment will provide principles that serve to reduce unsustainable development in the coastal areas.
4. Its effect on environmental resources.	The proposed text amendment will have a positive effect on environmental resources.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed text amendment will limit unsustainable development in the coastal areas and environmentally sensitive areas of the city, and therefore encourage development closer to downtown and denser areas of the city.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	This Comprehensive Plan Text Amendment is a requirement set forth by the state to manage development along the coastline and other flood hazard areas of the city. This amendment preserves and maintains the scenic vistas as embodied in the original city plan.

4.0 GOALS, OBJECTIVES AND POLICIES

The proposed Comprehensive Plan goals, objectives, and policies (GOPs) for the Coastal Management Element have been reviewed for consistency. New GOPs to be adopted are provided as Attachment A.

5.0 CONCLUSION

Coral Gables coastal areas developed last in the history of the city and comprise the southern half of the city. Some areas were originally approved by Miami-Dade County and later annexed. Thus, development patterns are distinct in the coastal zone than in the northern half of the city. Existing development allows the implementation of policies that protect natural systems promote sustainability, and provide for improved safety, welfare, and risk for citizens living in the coastal zone of the City of Coral Gables.

Proposed Goals, Objectives and Policies for Coastal management strengthen current practices or update regulatory requirements. As a developed city of sound planning, conditions are expected to remain similar in the historic areas of the city, north of Sunset Drive. However, the historic one-foot of sea level rise and the future projections should cause significant change in the coastal areas of the city. The Comprehensive Plan Coastal Management Element is designed to incrementally preserve this area, while improving the quality of life for the residents.

COASTAL MANAGEMENT ELEMENT



Comprehensive Plan
City of Coral Gables





Vision Statement: Provide principles that support the highest quality of life and promote sustainable coastal areas.

Goals, Objectives and Policies:

Goal CMT-1. Maintain, protect, and enhance the quality of life and appearance of Coral Gables’ Coastal Zone including the preservation of natural resources, restoration of valuable natural resources, and enhancement of the built environment.

Objective CMT-1.1. Preserve and restore existing natural systems resources including wetlands and mangrove systems within Matheson Hammock Park, Chapman Field Park, R. Hardy Matheson Preserve, and the Cocoplum mangrove preserve, as well as those portions of Biscayne Bay that lie within the City's boundaries.

Policy CMT-1.1.1. The City will adhere to Miami-Dade County Regulatory and Economic Resources Department – Division of Environmental Resources Management (RER-DERM) standards and require RER-DERM approvals in its permitting procedures to ensure that facilities in the Coastal Zone as defined in Chapter 380.205(2) F.S. and near major canals do not pose a significant threat to water quality or diminish the quality or extent of the natural environment.

Policy CMT-1.1.2. Identify and reduce point and non-point sources of pollution into Biscayne Bay and its adjacent tributaries within the City through coordination with Miami-Dade County RER-DERM, the South Florida Water Management District, the U.S. Army Corps of Engineers, and any other appropriate state and federal agencies and entities, in order to reduce pollution, improve water quality in Biscayne Bay and waterways within the City limits and jurisdiction, into Biscayne Bay.

Policy CMT-1.1.3. Marinas and docks are required to meet marina and docking facility siting requirements to be consistent with the Miami-Dade County Manatee Protection Plan and to comply with city development standards, as well as receive appropriate county, state, and federal approvals in the land development regulations.

Policy CMT-1.1.4. Site development criteria will ensure that development or redevelopment within the Coastal Zone will not adversely affect or diminish the natural environment or lead to a net loss of public access to the City's natural resources.

Policy CMT-1.1.5. All City publicly owned property within the Coastal Zone that may be identified as areas of significant or unique natural or archeological resources will be designated as Environmental Preservation Districts, and the City will also consider steps to designate private properties within the Coastal Zone with significant or unique natural resources as Environmental Preservation Districts.

Policy CMT-1.1.6. City development standards will protect and restore the functional environmental value and aesthetic appearance of public access areas and preserves, and will prohibit uses and activities incompatible with the preservation of natural resources.

Policy CMT-1.1.7. Promote the restoration of mangrove and other valuable natural resources and native plant communities damaged by hurricanes or other events.

Policy CMT-1.1.8. Create procedures to clean any pollutants and foreign debris after any residential or commercial land is designated as preserved, as to maintain a healthy marine environment.





Objective CMT-1.2. Continue enforcement of the Florida Building Code, which establishes construction standards that minimize the immediate and long term impacts of buildings and structures on coastal areas, including the projected impacts of sea level rise.

Policy CMT-1.2.1. The City will increase inspection and code enforcement efforts for coastal area construction to ensure the proper standards are met.

Objective CMT-1.3. Support Board of Architects review process to maintain the aesthetic quality and compatibility of buildings and structures in coastal areas.

Policy CMT-1.3.1. Board of Architects will review all buildings and structures for compatibility with coastal management policies and aesthetic development standards.

Policy CMT-1.3.2. Develop informational materials to explain the city’s Coastal Management Policies and aesthetic standards.

Objective CMT-1.4. Ensure that land development regulations and policies for the Coastal Zone are consistent with the City’s ability to provide the capital facilities required to maintain adopted LOS standards and those needed to maintain or enhance the quality of life within the Coastal Zone of the city.

Policy CMT-1.4.1. Review zoning regulations for consistency with coastal management policies.

Policy CMT-1.4.2. The Coastal Zone of the City will adhere to the level of service standards as adopted.

Policy CMT-1.4.3. Rise in sea level projected by the scientific community, and studied by the Southeast Florida Regional Climate Change Compact, shall be taken into consideration in future decisions regarding the feasibility, design, location, and development of infrastructure and public facilities in the City.

Policy CMT-1.4.4. Incorporate best practices from the City’s “Legal Considerations Surrounding Adaptation to the Threat of Sea Level Rise” in development standards.

Goal CMT-2. Promote best practices and procedures to minimize peril of flood.

Objective CMT-2.1. Reduce natural hazard impacts through compliance with federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation, evaluation of the economic impact, or designation as preservation.

Policy CMT-2.1.1. Review the Land Development Code to update for requirements on flood elevations throughout the City of Coral Gables.

Policy CMT-2.1.2. Establish regulations to minimize the disturbance of natural shorelines that provide stabilization and protect landward areas from storm impacts.

Policy CMT-2.1.3. Participate in the Federal Emergency Management Agency’s Nation Flood Insurance Program.



Coastal Management

Policy CMT-2.1.4. Maintain records consistent with the Federal Insurance Administration’s listing of community selection factors.

Policy CMT-2.1.5. Initiate steps to aid in post-disaster wetland recovery.

Goal CMT-3. Promote best practices for post-disaster redevelopment and hazard mitigation.

Objective CMT-3.1. Coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare within the City.

Policy CMT-3.1.1. Coordinate and ensure consistency with existing Miami-Dade County Conservation Plan and other resource protection plans through appropriate regulatory procedures.

Policy CMT-3.1.2. Participate in the preparation and adoption of a county-wide post disaster redevelopment plan that establishes an orderly process for reviewing the viability of private and public development proposals to restore the economic and social viability of the City in a timely fashion.

Policy CMT-3.1.3. During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing walls shall be evaluated for viability or required to rebuild landward of their present location or be structurally modified to meet current building codes.

Policy CMT-3.1.4. Temporary building moratoriums may be declared in the coastal areas as a result of storm damage.

Policy CMT-3.1.5. Coordinate with the State of Florida and Miami-Dade County and other public agencies and utilities to evaluate damaged infrastructure to be replaced, improved, or abandoned.

Goal CMT-4. Improve public awareness, appreciation, and use of Coral Gables’ coastal resources by preserving water-dependent and water-related uses, ensuring adequate public access to such uses, and minimizing user conflicts.

Objective CMT-4.1. Increase access to public lands on Biscayne Bay, the City’s shorelines, and waterways where impacts to coastal resources are avoided and minimized, including wetlands, living marine resources, wildlife habitat, and historic resources.

Policy CMT-4.1.1. Ensure that development regulations are not altered so as to prohibit water dependent facilities or uses such as swimming, boating, and fishing and will encourage and support such facilities and public uses.

Policy CMT-4.1.2. Incorporate provisions for public physical and/or visual access to the shoreline in its waterfront zoning regulations provided that they are consistent with Goal NAT-2 of the Natural Resources Element, and associated Objectives and Policies.

Policy CMT-4.1.3. Implement public waterways with pedestrian and bicycle facilities to provide access to and along the public shoreline.



Coastal Management

Policy CMT-4.1.4. Coordinate with the Miami-Dade County RER-DERM and the Manatee Protection Plan Committee regarding the protection of manatees and establishment of new wet and dry marine slips on or near the waterways.

Policy CMT-4.1.5. Adopt slow or idle speed zones in areas frequented by manatees and improve enforcement of speed zones.

Policy CMT-4.1.6. Evaluate all permit applications for all boating facilities located on city shorelines in the context of their cumulative impact on manatees and marine resources.

Objective CMT-4.2. The City shall strive to allow no net loss of acreage devoted to recreational and commercial working waterfront uses in the coastal area.

Policy CM-4.2.1. The comprehensive plan and land development regulations will encourage water-dependent uses along the shoreline.

Policy CM-4.2.2. Maintain the acreage, productivity, and viability of the shoreline and nearshore marine environments and preserves during future effects of sea level rise, storm surge, flooding, and redevelopment.