



ATTACHMENT 1



[Home](#) > Sustainability



Sustainability

Learn how the City of Coral Gables is working towards targets for sustainability and reducing our impact on the environment.

Sustainability Management Plan

Contact us

 sustainability@coralgables.com

How to find us

 Chat with an Expert



ABOUT

The City of Coral Gables has made sustainability and resiliency a top priority and recognizes that it must be a key focus within our city's planning, policies, and services.

The Sustainability Division is part of the City's Parking and Mobility Services Department in Coral Gables. The division, made up of the city's sustainability team, is responsible for developing and implementing a strategic, comprehensive, long-term sustainability plan for the city. This includes identifying and implementing measures to optimize the city's energy, water, waste, fuel and greenhouse gas emissions.

The division oversees the Keep Coral Gables Beautiful program and works with residents and the business community to implement sustainability and resilience practices. It also coordinates assigned activities with other department divisions, city departments and external agencies.

Some of the city's sustainability and resiliency accomplishments include:

Developed a [Sustainability Management Plan](#) in 2015. 10 year plan with goals to reduce energy, water, fuel, and GHG emissions by 20% by 2025.

Named the eighth-best city in the country for ESG (Environment, Social, Governance) investments in 2022.

Incorporated [77 electric vehicles](#) (EVs) into the city fleet, approximately 12%. The city ranks near the top of the largest EV fleets in the nation.

Installed over [56 charging points](#) on city property with plans to add 99 charging stations and 165 charging points in areas like surface parking lots and the Mobility Hub in the coming years.

 Chat with an Expert



Reduced water consumption in city facilities by over 22% since 2013 by installing low-flow faucets and toilets.

Reduced Community Wide Greenhouse Gas Emissions by 20% since 2013.

Achieved LEED Silver Certification for the Police and Fire Headquarters and Trolley Maintenance facilities. The city now requires all future buildings, public and private, larger than 20,000 square feet to meet LEED Silver or equivalent standards.

Waived all permit fees for solar installations and other energy- and water-efficient projects in 2016.

Achieved the [SolSmart](#) Silver Designation through the Solar Foundation, International City/County Management Association (ICMA) and the U.S. DOE Solar Energy Technologies Office.

Maintains an extensive tree canopy with over 41% tree coverage and has been a designated Tree City USA since 1985.

Developed elevation maps and conducted a vulnerability assessment in 2018 examining critical infrastructure in relation to sea level rise projections, king tides and storm surge.

Established a sea level rise mitigation fund in 2016 with a goal to set aside \$100 million by 2040. Currently, over \$13 million has been allocated to the fund.

Passed a resolution in 2017 supporting the establishment of 100% clean, renewable energy in the city and across the United States.

Joined the [Southeast Florida Regional Climate Compact](#) in 2016.

Became one of 140 other communities to achieve [LEED for Cities GOLD Certification](#) in 2022.

Joined the [U.S. Climate Mayors](#) in 2019.



The City of Coral Gables

Planning and Zoning Division

427 BILTMORE WAY, 2ND FLOOR

CORAL GABLES, FLORIDA 33134

May 12, 2021

Re: Solar photovoltaic systems as an Accessory Use

Goal

The City of Coral Gables wishes to encourage the use of accessory photovoltaic systems. Such systems are allowed in all zoning districts when conforming to certain technical and aesthetic requirements, as required by the Zoning Code and development review process.

Analysis

The City controls the use and placement of buildings and structures on land on land through the establishment of zoning districts, as identified in the Zoning Code. Each zoning district, which includes residential and mixed-use districts, has a list of permitted buildings, structures, businesses, and activities.

Determination

The Zoning Code does not list photovoltaic systems as either a primary or an accessory use. Systems that are incidental to the main building and in compliance with Zoning Code Section 3-300 Accessory Uses are treated as accessory structures and will be permitted by-right in all zoning districts within the City of Coral Gables.

Aesthetic requirements are also provided in Zoning Code Section 7-103 Solar Equipment to promote and encourage new development utilizing sustainable design and construction best practices as follows:

1. Equipment shall be located and designed to be compatible with the aesthetics of the building.
2. The parapets on flat roofs shall be used to screen solar energy systems.
3. Solar panels or modules on pitched roofs may be permitted with the approval of the Board of Architects.
4. Solar shingles on pitched roofs shall minimize the visual contrast between materials.
5. All solar panels shall be mounted on the roof and not projecting from walls or other parts of structures.
6. The aesthetic design of solar panels shall be consistent with the properties of the materials.
7. Any battery storage or solar equipment shall be visually screened from view of a street with a wall or landscaping, or retain approval by the Board of Architects for aesthetic compatibility.

Authority

Pursuant to Section 14-107.3 Development Services Department, the interpretation of the Zoning Code and the application of regulations contained within it to any property shall be the responsibility of the Development Services Director.



[Home](#) > [Sustainability](#) > [PACE \(Property Assessed Clean Energy\)](#)

PACE (Property Assessed Clean Energy)

About

The City of Coral Gables is a member of the Clean Energy Green Corridor Program, an initiative currently available for commercial and residential property owners to implement energy efficiency upgrades through Property Assessed Clean Energy (PACE) financing.

PACE financing allows residential or commercial property owners to finance renewable energy and efficiency upgrades over the long term through a voluntary property tax assessment. Eligible improvements may include solar panels, hurricane windows and shutters, roof strengthening measures, air conditioning and heating systems, water heaters, weatherproofing, insulation, pool pumps, and much more. These improvements, in turn, can lower utility bills, increase the home's value, lower hurricane insurance costs, and improve the quality of the residence.

YGrene Energy Fund Florida, LLC.; Renew Financial, and Renovate America have been authorized to administer the program in Coral Gables. For more information on the program please visit the following websites



Chat with an Expert



Energy Savings Hub

Solar

2024 Miami-Dade Solar Co-op

A solar co-op is a group of homeowners that bundle their buying power to secure a volume discount on rooftop solar PV systems. They use free-market principles to solicit competitive bids from area solar installers in order to secure the best price, and ensure a quality product. The Miami-Dade Solar Co-op is organized by Solar United Neighbors - a nonprofit organization. Co-ops are cost and commitment-free for Miami-Dade homeowners interested in solar energy. Co-ops focus on education, consumer protection, advocacy and support in going solar. For information on the Co-op, or to learn more visit SolarUnitedNeighbors.org/miami.

Coral Gables Achieves SolSmart Silver Designation

Coral Gables has received silver designation from the national [SolSmart](#) program for making it faster, easier, & more affordable for homes & businesses to go solar. Coral Gables is taking strides to encourage solar energy growth and remove obstacles to solar development. SolSmart Silver signals that Coral Gables is "open for solar business."

As a SolSmart designee, Coral Gables is helping solar companies reduce the cost of installations and pass those savings on to consumers. This allows more



Chat with an Expert

[Provide website feedback](#)

[Request a public record](#)

[Request a service](#)



[Home](#) > [Development Services](#) > [Solar, Open Air Dining, and Other Permits](#)



Solar, Open Air Dining, and Other Permits

Requirements and information for the development of solar infrastructure and outdoor dining areas

Solar Installation Requirements

The city wishes to promote and encourage new development utilizing sustainable design and construction best practices. It recognizes the positive environmental impacts of energy efficient building designs, construction, operation and maintenance methods and materials.

 [Chat with an Expert](#)

The following provides guidance to property owners, architects, contractors and others who are using solar energy in their buildings.

1. Equipment shall be located and designed to be compatible with the aesthetics of the building.
2. The parapets on flat roofs shall be used to screen solar energy systems.
3. Solar panels or modules on pitched roofs may be permitted with the approval of the Board of Architects.
4. Solar shingles on pitched roofs shall minimized the visual contrast between materials.
5. All solar panels shall be mounted on the roof and not projecting from walls or other parts of structures.
6. The aesthetics design of solar panels shall be consistent with the properties of materials.
7. Any battery storage or solar equipment shall be visually screened from view of a street with a wall or landscaping, or retain approval by the Board of Architects for aesthetic compatibility.

Requirements & Checklists

[PV Zoning](#)

[Board of Architects Review Application \[PDF\]](#)

All the required documents outlined in the "Permit Checklist" shown above shall be submitted to the Board of Architects for aesthetic review. Once approval has been obtained, the submittal will be reviewed by the applicable disciplines in the Development Services Department.

Temporary Storefront Windows

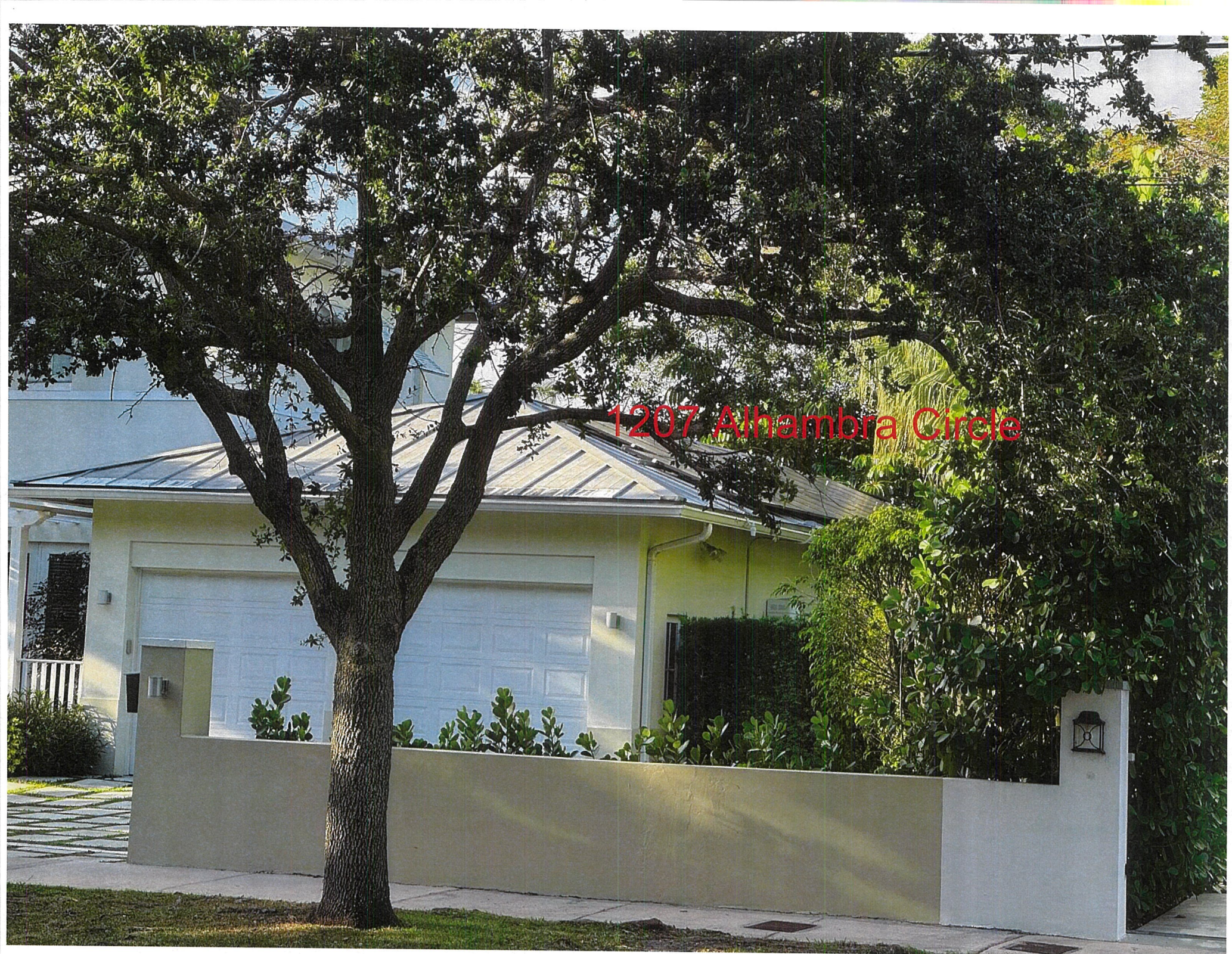
 Chat with an Expert

ATTACHMENT 2

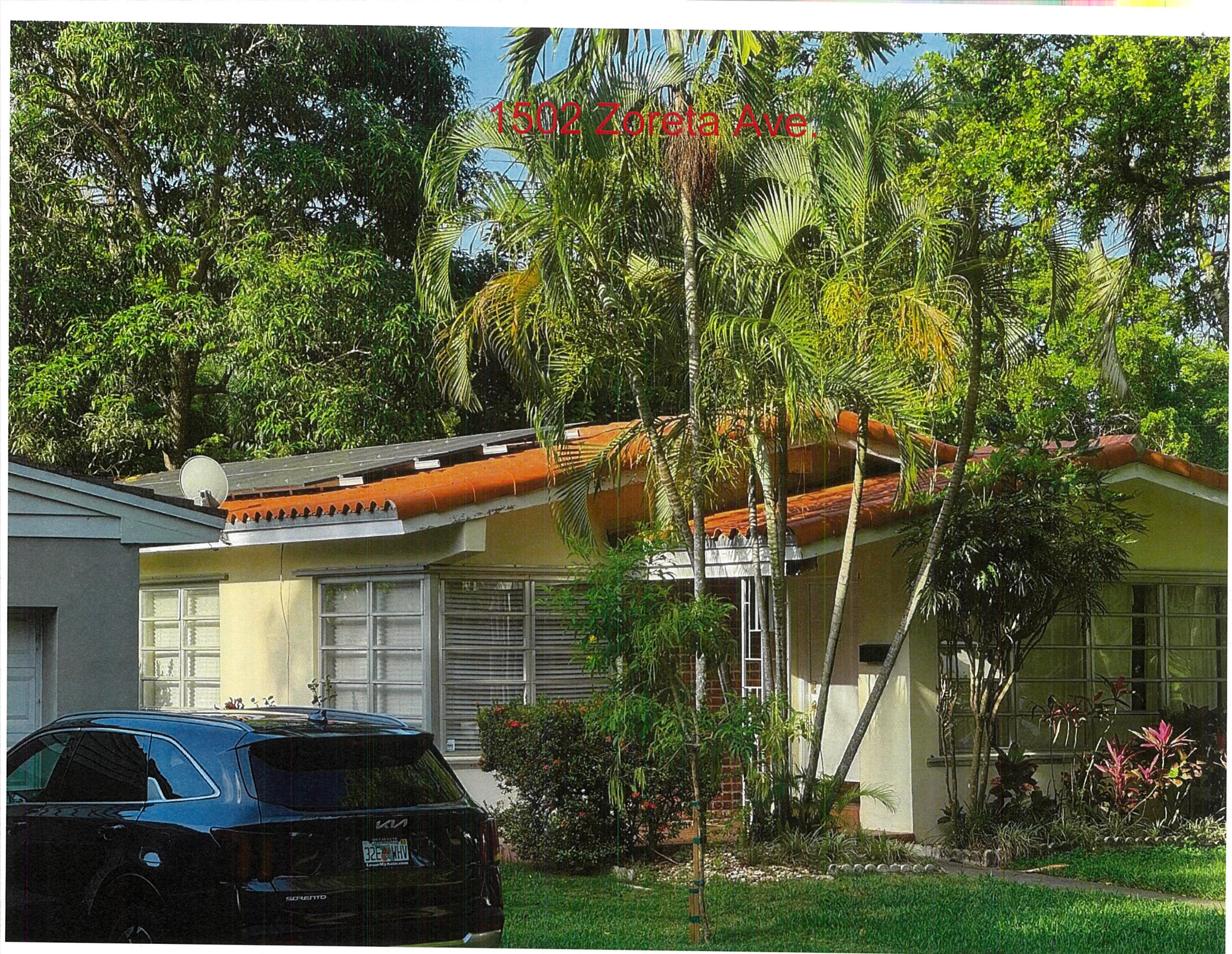
1200 Alhambra Circle



1207 Alhambra Circle



1502 Zoreta Ave.



ATTACHMENT 3





ATTACHMENT 4

6910 Leonardo



HOUSES AROUND 6910 LEONARDO





NORTH NEIGHBOR



NORTH NEIGHBOR



SOUTH NEIGHBOR

FRONT FACADES of ADJACENT NEIGHBORS
6901 TRIONFO STREET
CORAL GABLES, FLORIDA 33146

adam & eve
ARCHITECTURE &
GARDEN



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

EXISTING & PROPOSED FACADES
6901 TRIONFO STREET
CORAL GABLES, FLORIDA 33146

adam & eve
ARCHITECTURE &
GARDEN



EXISTING WEST ELEVATION



EXISTING WEST ELEVATION

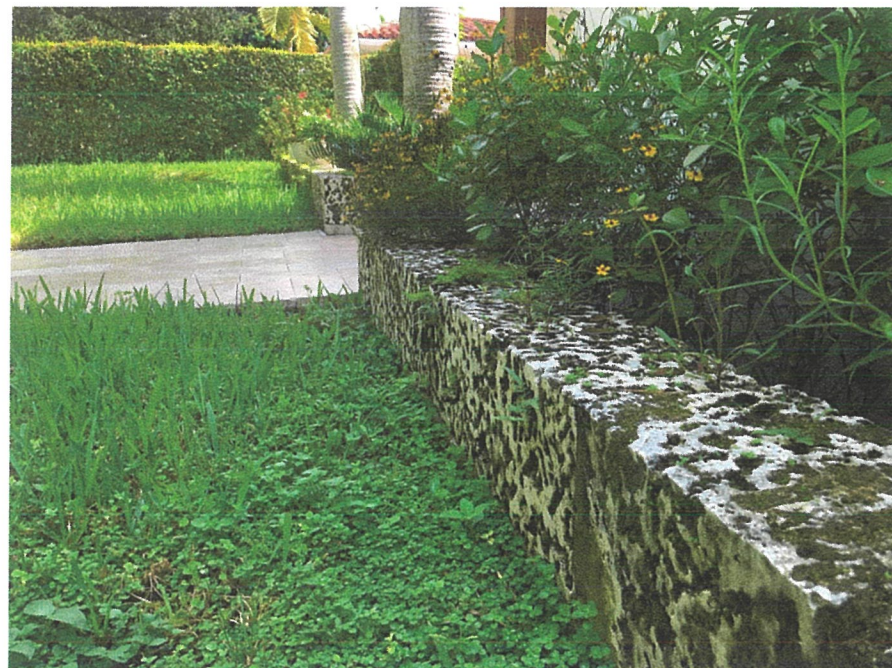
EXISTING FACADES
6901 TRIONFO STREET
CORAL GABLES, FLORIDA 33146

adam & eve
ARCHITECTURE &
GARDEN



MATERIAL PALETTE-EXISTING
6901 TRIONFO STREET
CORAL GABLES, FLORIDA 33146

adam & eve
ARCHITECTURE &
GARDEN



MATERIAL PALETTE-EXISTING
6901 TRIONFO STREET
CORAL GABLES, FLORIDA 33146

adam & eve
ARCHITECTURE &
GARDEN