

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2025- \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA 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.

**WHEREAS**, the City of Coral Gables is requesting amendments to the text and maps of the City’s Comprehensive Plan, pursuant to the expedited state review procedures under Section 163.3184 of the Florida Statutes and Zoning Code Article 14, Section 14-213, to update planning periods, sewer requirements, and to amend certain goals, objectives, and policies of the Comprehensive Plan;

**WHEREAS**, the proposed amendments are part of the Evaluation and Appraisal Report (EAR) process, which is required by state law to update local comprehensive plans based on new legislative changes, including Chapter 163 of the Florida Statutes;

**WHEREAS**, the amendments are necessary to comply with the recent changes to Chapter 163, Florida Statutes, which mandates that local comprehensive plans include at least two planning periods: one covering at least a 10-year period and another covering at least a 20-year period;

**WHEREAS**, the proposed amendments will also update the planning periods and projected timelines for the implementation of specific goals, objectives, and policies of the Comprehensive Plan, ensuring alignment with state and local priorities;

**WHEREAS**, the Comprehensive Plan amendments include revisions to reflect current community needs, including updates to the Recreation & Open Space goals, objectives, policies, and maps, and the Historical Resources districts map to meet contemporary preservation standards;

**WHEREAS**, the amendments are consistent with the Comprehensive Plan and will advance multiple objectives and policies to maintain an updated vision for the city while ensuring

no negative impact on the level of service of public infrastructure or environmental resources;

**WHEREAS**, the amendments will preserve and maintain historic preservation efforts and prioritize open spaces, as originally envisioned in the city’s plan, while also addressing affordable housing initiatives in accordance with the city's goals and policies;

**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](http://www.coralgables.com) for easy retrieval; and,

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

**WHEREAS**, Comprehensive Plan Map Amendments are proposed in Exhibit “B;”  
and,

**WHEREAS**, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on January 15, 2025, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at a public hearing held on January 15, 2025, 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 January 28, 2025 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: \_ - \_); and,

**WHEREAS**, amendments to the Comprehensive Plan text are subject to Expedited State Review and were transmitted on (month) (day), 2025, to the Department of Commerce, 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 Commerce 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 text amendments to the City of Coral Gables Comprehensive Plan as provided below and in Exhibit “A” and the requested map amendments to the City of Coral Gables Comprehensive Plan as provided below and in Exhibit “B” are hereby approved:

**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 Commerce determines the amendment submittal package is complete and no petition is filed by an affected party. If the Department of Commerce 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. 2025.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ  
CITY ATTORNEY

## Exhibit "A"

### FUTURE LAND USE

#### **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.

#### **Objective FLU-1.3**

By the year ~~2015~~ 2035 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from ~~40~~ 28 to 20.

#### **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.

#### **Goal FLU-2.**

Pursuant to ~~Section 163.3177(5) - Rule 9J-5.005(4)~~, F.S. as amended, the City hereby adopts the following planning periods: from ~~2007~~ 2025 to ~~2014~~ 2035; and ~~2015~~ 2025 to ~~2020~~ 2045.

### GOVERNANCE

#### **Objective GOV-3.2.**

The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires its periodic review. This program, required under ~~Section 163, F.S. 9J5.005 (7) FAC~~, as amended, provides orderly procedures for monitoring, updating and evaluation of the plan and attendant Evaluation and Appraisal Report (EAR) (163.3191, F.S., as amended). For the purpose of monitoring, evaluating and appraising the implementation of the Comprehensive Plan, a five-year program for monitoring, updating and evaluation shall be followed. More detailed procedures shall be adopted by the City to direct the ongoing activity.

#### **Policy GOV-3.2.4.**

Updating appropriate baseline data and measurable objectives to be accomplished for each ~~five (5)~~ ten (10) year period of the plan, and for long-term periods as necessary, shall be undertaken at intervals appropriate to the subject area of analysis, but no less frequently than every ~~five (5)~~ ten (10) years. Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted.

#### **Policy GOV-3.2.5.**

Accomplishments in the first ~~five (5)~~ ten (10) year period, describing the degree to which the goals, objectives and policies have been successfully reached, shall be identified and reported.

#### **Policy GOV-3.2.8.**

A means of ensuring continuous monitoring and evaluation of the plan during the ~~five (5)~~ ten (10) year period shall be identified and reported.

## HOUSING

### **Policy HOU-1.1.4.**

By ~~2011~~ 2035, the City shall ~~amend its zoning code~~ continue to provide for affordable/attainable housing programs to address the City's fair share of regional affordable housing needs. This may include partnerships between the City and other local governments, affordable housing agencies, etc. The City shall examine a multi-pronged approach to address the City's fair share of affordable housing which may include the following:

- Set-aside or unit delivery requirements.
- Inclusionary zoning incentives.
- Linkage fees.
- ~~Creation of~~ Continuation and monitoring of affordable housing trust fund.
- Continuation of the implementation of ~~A~~affordable housing credits.
- Waiver of City building fees, impact fees, etc.
- Initiation of an expedited building permit and/or development review system.
- Utilization of federal, state, regional and county programs including but not limited to the following: Florida's State Housing Initiatives Partnership (SHIP), federal Community Development Block Grants (CDBG), and federal affordable housing tax credits.

As a part of the amendments, the City shall include principles and criteria for locating affordable/attainable housing that promotes access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, surrounding local governments and Miami-Dade County. Such principles shall include:

- Accessible to public transit.
- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, and/or governmental services.
- Accessible to public parks, recreation areas, and/or open space systems.

The Workforce/Affordable Housing Study for the City of Coral Gables (revised ~~2006~~ 2017) attached as an Appendix shall be the background data and analysis for the completion of the above amendments.

### **Policy HOU-1.1.5.**

The City, by ~~2010~~ 2035 shall update its ~~2006~~ 2017 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. The program shall include recommended actions and development of an city-wide attainable housing program within the City's Zoning Code as referenced above by ~~2011~~-2035.

### **Objective HOU-1.7.**

As provided herein, ~~by 2011~~, the City shall continue to address future affordable/ attainable housing needs pursuant to the Workforce/Affordable Housing Study for the City of Coral Gables (revised ~~2006~~-2017) referenced as an Appendix. Future findings and recommendation shall be based upon this established data and analysis contained within the Study and necessary amendments or updates to the Study.

## EDUCATION

### **Objective EDU-1.1.**

The City shall promote the reduction of school overcrowding in Miami-Dade County Public Schools, while striving to attain an optimum level of service (LOS) as defined in this Element. ~~The City will work to provide additional solutions to overcrowding so that public school enrollment in the City of Coral Gables will meet state requirements for class size by September 1, 2010.~~

**Policy EDU-1.2.2.**

Although not the established LOS standard, it is the goal of Miami-Dade County Public Schools and the City for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution to achieve the LOS standard during replacement, remodeling, renovation or expansion of a public school facility. However, the LOS standard for concurrency purposes remains as established above. ~~By December 2010, the City in coordination with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (no relocatable classrooms) for all Concurrency Service Areas (CSAs).~~

**Policy EDU-1.3.7.**

Maps indicating the current and future public school and ancillary facility locations over the planning period (~~2008 2021~~ through ~~2013 2026~~) shall be included and updated as needed in the CLUP data and analysis.

**MOBILITY**

**Policy MOB-1.1.6.**

Employ further measures to increase trolley ridership beyond the current peak day of ~~5,000~~ 4,000 passengers using the trolley to provide their transportation into or out of downtown Coral Gables. Further reduce VMT on downtown streets and the number of parking spaces needed in the downtown business district by 750. By ~~2012,~~ 2035, achieve a trolley ridership goal of at least ~~7,500~~ 5,500 passengers daily.

**Policy MOB-1.1.7.**

~~Research the~~ Continue to expand ~~expansion of~~ the current trolley system by ~~2010~~ 2035 to meet the needs of the community with specific attention to a northern expansion of the system and connection to the University of Miami.

**Policy MOB-1.1.9.**

The City ~~shall undertake~~ undertook a Transportation Master Plan ~~by 2011~~ in 2017 ~~to~~ that specifically ~~identify~~ identifies roadways within the City that are projected to fail the adopted LOS standards, as well as short and long term multi-modal and policy-oriented mitigation measures. ~~Each project shall have an estimated probability cost associated with it to assist in determining a financially feasible Capital Improvements Element.~~

**Objective MOB-2.1.**

All roads within the City are classified as roads within Existing Urbanized Areas by the State of Florida, and are within the Urban Infill Area (UIA) by Miami-Dade County. The City shall strive to operate all ~~reduce the number of~~ roadways ~~operating~~ at a level of service ~~lower~~ better than the LOS Standards contained in the adopted policies of this element ~~to zero (0) by January 2010~~. The LOS standards for traffic facilities shall be used in the Concurrency Management Program (CMP) to issue development orders as of the effective date provided in CMP as set forth in the Capital Improvements Element.

**Policy MOB-3.1.3**

The City shall continue to employ further measures to collaborate with the development community, to expand

innovative parking management options, and promote sustainable transportation and land use solutions that align with the City's comprehensive planning goals. Adopt by 2009, The a adopted payment in lieu of parking system allows the development community to reduce parking requirements where alternative transportation or existing parking supply can support new development. Rigid adherence to development of excessive additional parking supply can only exacerbate roadway capacity limitations. Excessive parking supply development is discouraged to mitigate roadway capacity impacts and to prioritize efficient land use and transportation planning.

## **RECREATION AND OPEN SPACE**

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

### **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~~ opportunities 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. The City shall strive to undergo a Recreation Needs Assessment periodically to gather community input on recreation programs 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 or service fees for use of City resources.
- Cultural Events Grants program for Consulate-related events.

### **Policy REC-1.2.7.**

The City shall provide special recreational programming for participants of all ages through the operation of the Coral Gables Golf and Country Club. The Country Club will feature athletic club activities, recreational pool use, venue event rentals, community events and café operations.

### **Policy REC-1.4.1.**

The City shall seek to partner with the Miami-Dade County School Board to provide joint-use resources and expand City and School Board recreational facilities ~~utilizing School Board facilities~~ for additional programs for residents and students.

## **HISTORICAL RESOURCES**

### **Policy HIS-1.1.3.**



The number of historic properties and historic districts in the City of Coral Gables presently listed on the National Register of Historic Places is ~~twelve (12)~~ thirteen (13). The City shall ~~annually~~ add one (1) additional listing to the National Register every three (3) years.

**Policy HIS-2.1.2.**

The City shall continue its efforts to educate, advise and increase awareness of all available historic preservation programs, historic preservation opportunities and incentives including but not limited to the following efforts:

- Development of educational brochures (i.e., Merrick House brochure series, Financial Incentives for Historic Preservation, etc.);
- Continued tours (both physical and/or audio) and increased visitorship of existing historic landmarks (i.e., Merrick House, Venetian Pool, etc.);
- Publishing of reports;
- One-on-one training, seminars and workshops;
- Increasing the number of volunteer docents and outreach programs;
- ~~Increasing the number volunteer outreach programs and promotion of the upcoming 100th year anniversary (1910-2010) of the Coral Gables Merrick House.~~

**Policy HIS-3.1.1.**

~~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.

**CAPITAL IMPROVEMENTS**

**Policy CIE-1.2.1.**

The following are the minimum acceptable LOS standards to be utilized in planning for capital improvement needs:

Sanitary Sewer LOS. Existing sanitary sewer systems within the jurisdiction of the City shall be operated at a LOS not less restrictive than that provided for in the Code of Miami-Dade County Chapter 24 Environmental Protection, as amended. All sanitary sewer systems within the jurisdiction of the City shall be operated to provide at least the minimum LOS as described herein:

- The Miami-Dade County regional wastewater treatment and disposal system shall operate with a design capacity of two (2) above average daily flow for the preceding year.
- Effluent discharged from Miami-Dade County wastewater treatment plants shall meet all federal, State, and County standards.
- The local system shall maintain the design capacity to collect and dispose of one-hundred thirty-five (135) gallons of sewage per capita, per day.
- All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow.
- The City shall coordinate with Miami-Dade County to address the feasibility of providing sanitary sewer services in compliance with Section 163.3177, F.S.

Public School Facilities LOS: Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period. Beginning January 1, 2008, the adopted LOS standard for all Miami-Dade County Public Schools facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This

LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

**Objective CIE-2.2.**

Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for ~~2009-2010~~ 2024-2025 through ~~2013-2014~~ 2029-2030 developed by Miami-Dade County Public Schools and adopted by the Miami-Dade County School Board, is incorporated by reference into the City's Capital Improvement Plan, as applicable.

The City of Coral Gables shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted LOS standard, including interim standards, will continue to be achieved and maintained. The City of Coral Gables, through its annual updates of the 5-year Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Coral Gables and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program.

The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period.

**Policy CIE-5.1.4.**

The Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for ~~2009-2010~~ 2024-2025 through ~~2013-2014~~ 2029-2030 will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period. The City adopts the Work Program by reference.

**GREEN**

**Policy GRN-1.3.3.**

~~By 2011,~~ The City will continue to research and develop provisions within Zoning Code that will encourage development of LEED (or similar) certified buildings including but not limited to the examination of the following:

- Heat Island reduction via the following:
  - Reduction in building heat gain through the use of green roofs that will encourage planting trees and plants on roof top gardens.
  - White roofs (white reflective roofing).
  - Increased open space.
- Use of local materials, certified sustainable wood products and/or highly recycled content products.
- Energy efficient equipment/fixtures.
- Water saving fixtures.
- Solar and wind energy provisions.
- Waste management and recycling.
- Rainwater harvesting.
- Pervious paver alternatives.
- Building orientation overhangs.
- "Dark skies" lighting strategies.

**Policy GRN-1.3.4.**

~~By 2011, in addition to required standards,~~ The City shall continue to examine incentives/bonuses and to further encourage higher standards of levels of green building LEED (or similar) certified buildings compliance for public and private buildings which may include one or more of the following:

- Administrative site plan review.
- Expedited site plan review.
- Reduced site plan fees.
- Expedited building permit review.
- Reduced building fees.
- Reduced impact fees.
- Marketing of green building on construction sites, City web site with the use of a logo on advertising.
- City awards.
- Administrative variance to allow orientation of buildings to take advantage of natural resources, yard setbacks, fencing, drainage, easements, landscaping lighting, etc.
- Public funding.
- Assistance in securing grants.
- Credit for water, sewer, drainage and/or electric fees.
- Tree planting incentives.
- Fleet management initiatives.
- Increased density and/or intensity.
- Increased height.
- Reduced parking if in proximity to transit.
- Allowing for greater density for affordable housing as appropriate.
- Allowing for greater density for adult living facilities or similar facilities.
- Shared parking.

**Policy GRN-1.3.11.**

The City will encourage and collaborate with private parking facility operators to align ~~implement value-~~ pricing strategies and policies, ~~by charging more to park during the peak hours of the day with municipal garage rates.~~ This ~~will encourage drivers to change the time of day they make various trips due to the money they will save, and will result in fewer vehicle trips during peak hours.~~ initiative aims to reduce vehicle idling and congestion caused by drivers circling in search of on-street parking. By encouraging drivers to utilize off-street garages, the City seeks to decrease traffic congestion, improve air quality, and enhance mobility efficiency within its urban core. The City will identify at least three (3) private parking facilities to enter into discussions with as it relates to this policy. ~~By 2011 the City will seek to implement at least one parking facility as a pilot project.~~ To encourage this policy, the City shall conduct the following:

1. Engage Stakeholders: Identify and collaborate with at least three (3) private parking facilities annually to discuss pricing harmonization strategies and sustainable parking solutions.
2. Pilot Projects: Establish at least one (1) pilot program by 2035 in collaboration with a private parking operator to evaluate the effectiveness of pricing parity on traffic patterns, air quality, and parking utilization rates.
3. Incentivize Participation: Explore incentives, such as tax benefits or public recognition programs, to encourage private operators to adopt pricing strategies aligned with the City's goals.

By integrating value-pricing policies and harmonizing garage rates, the City reaffirms its commitment to sustainable transportation and reducing the environmental impact of urban mobility.

# Exhibit "B"

## EAR-Based Map Amendments

### Historical Resources Element

Objective HIS-1.1 Historic Landmark Districts map.



**Recreation and Open Space Element  
Policy REC-1.1.1 Level of Service map.**

