City of Coral Gables Planning Department

Updated Comprehensive Plan
(EAR-Based Amendments)

Planning and Zoning Board
May 13, 2009 and June 3, 2009

City Commission
July 7, 2009 – 1st Reading

Comprehensive Plan

July 2009

City of Coral Gables
EAR Based Amendments

ADM GOV FLU DES COM HOU EDU MOB NAT REC HIS SAF CIE GRE

07.07.2009

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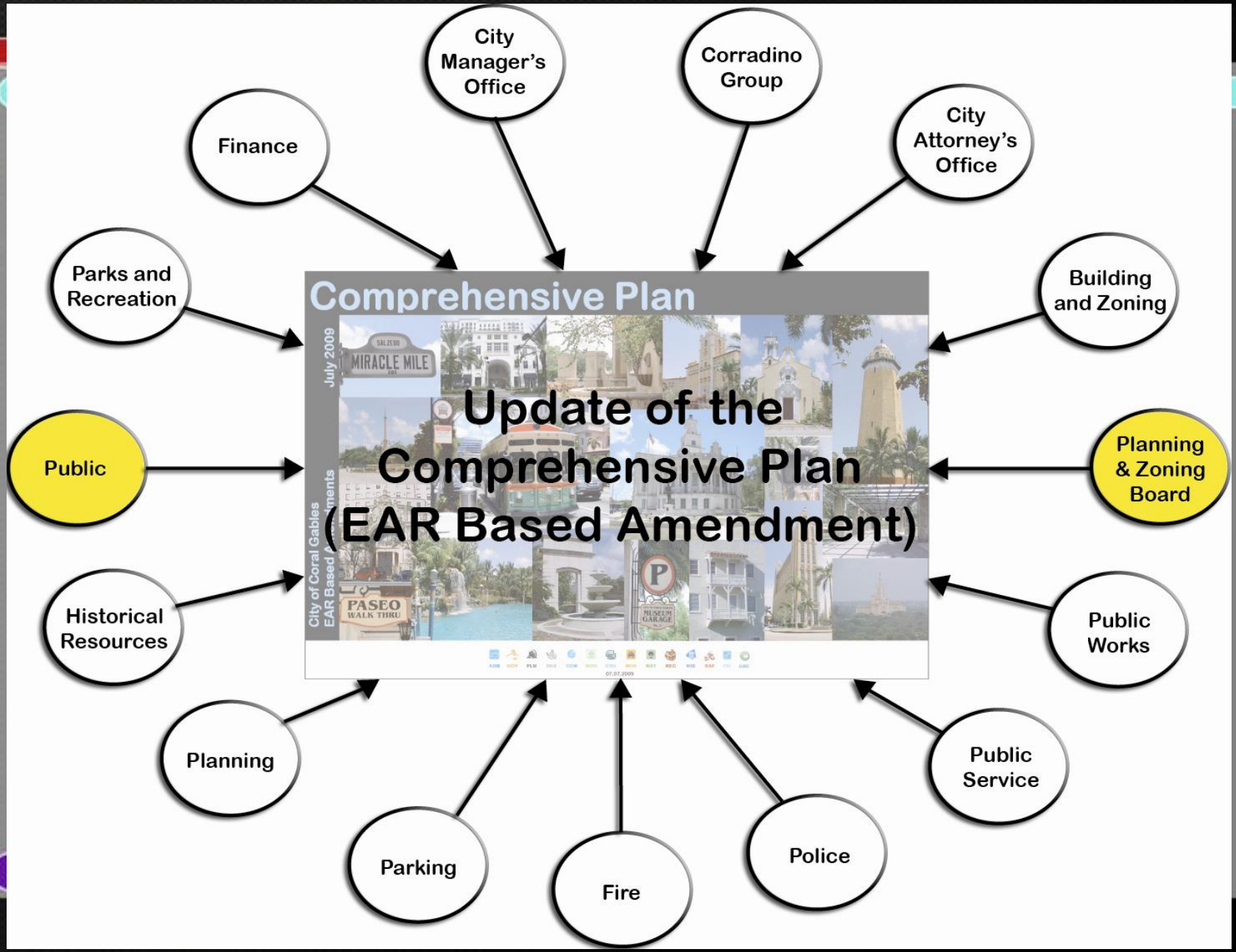
SAF Public Safety

CIE Capital Improvements

GRE Green

Contributors to the document



Organization of the document ☑

- Executive summary of each element
- Name of element
- Vision statement (New)
- 1St column – current CP language in strikeout/underline format
- 2nd column – clean version with new numbering
- ☑ denotes EAR Amendment additions/deletions
- 14 element logos

Questions….

1. What is this agenda item about?
2. What is the Comprehensive Plan?
3. What are EAR-Based Amendments to the Comprehensive Plan?
4. What changes are being proposed?
5. What are our top 10 goals?
6. What are the next steps?

What is this item about?

1. Provide an overview of EAR-Based amendment requirements, process
2. Introduction of updated Comprehensive Plan
3. Seek City Commission and public input

What is the Comprehensive Plan?

1. Florida's 1985 Growth Management Act requires all of Florida's local governments to adopt comprehensive plans that guide future growth and development

2. Comprehensive plans must contain "elements" that address future land use, housing, transportation, infrastructure, capital improvements, and other planning and growth issues

What is the Comprehensive Plan? *cont…*

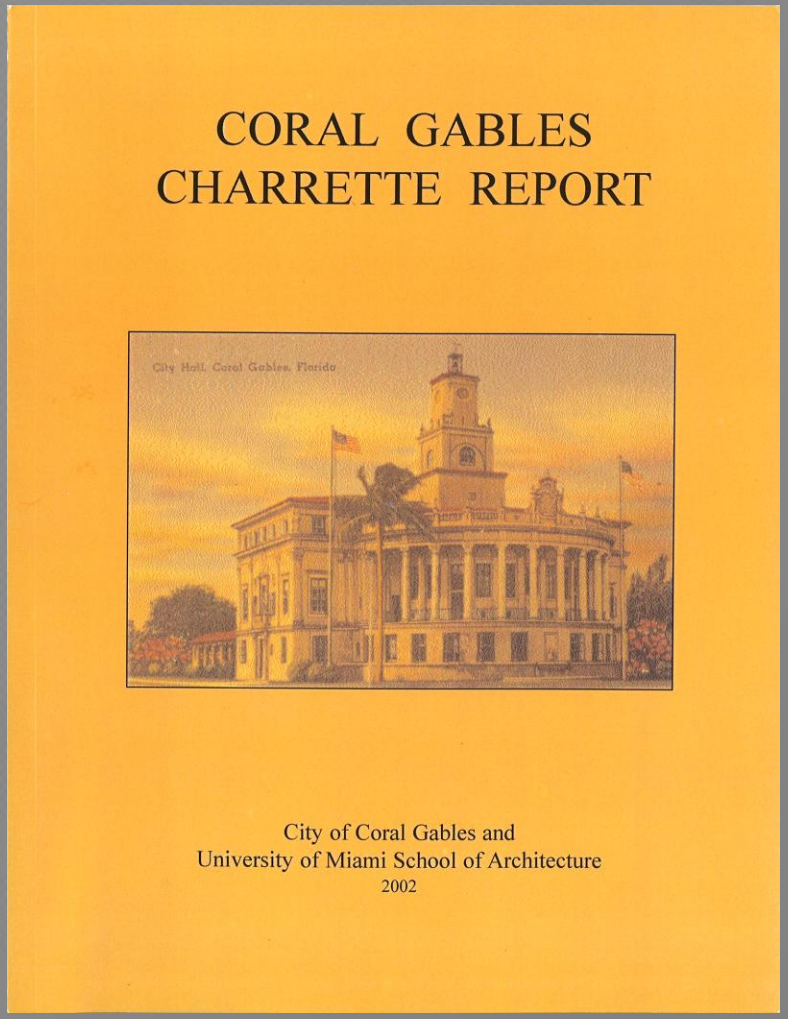
3. Each Element contains various Goals, Objectives, and Policies (GOPs) associated with that element
4. Many of these are required per State statute, but local governments may also add optional GOPs of their choosing
5. GOPs should be general in nature, with more specific implementation provisions reserved for the Zoning Code, City Code, and other regulatory documents

How did we get here? See Preface of Comprehensive Plan

As one of this nation's first and premier planned communities, Coral Gables has benefited as being one of the first comprehensively planned communities. In 1930, the City established its first Zoning Code, Zoning Map and Land Use Map. The City's vision of the future established in the 1920's is one that has evolved over time with numerous updates which, in modern times, now serves as the State required future development plan known as the "Comprehensive Plan." The State has realized the wisdom of this comprehensive approach, and now requires that every county and community adopt a Comprehensive Plan and update the document regularly. Coral Gables, similar to many other main street and residential communities, has experienced a revival and regeneration from a "suburban" to an "urban" environment which offers both opportunities and challenges. The City has balanced the necessity to accommodate uses for commercial, retail, business and office use within its downtown in association with its adjoining and adjacent historic, low density residential character. Protection of residential neighborhoods, while promoting a vibrant pedestrian "live, work and play" downtown, associated parking challenges, regional traffic congestion, providing for adequate provisions for parks and open space, and protection of our cultural and historical assets/infrastructure needs are all real issues that face our City and will continue to face the City. These issues result as much from our past successes as from our current situation as a built-out community. The City's Comprehensive Plan is the document which memorializes the goals, objectives and policies by which future growth and development will be evaluated and issues addressed. This update of Comprehensive Plan is the recent culmination of the City's planning efforts. Recent activities providing for the formulation of this update consistent with the City's continued comprehensive planning process include the following: the completion of community-wide visioning process which resulted in the preparation of the ***Charrette Report (2002);*** *revisions to the City's long standing* ***single-family zoning regulations to provide for further protection of the City's historic neighborhoods (2006);*** *completion of a* ***Affordable Housing Study*** *to identify and provide a basis for provisions providing for accessible/attainable housing (2006); comprehensive* ***rewrite of the City's Zoning Code where the entire document was rewritten (2004 - 2007)****; completion of the review of the City's Comprehensive Plan as required State known as the* ***Comprehensive Plan Evaluation and Appraisal Report, or EAR (2007).*** *Future efforts to continue the planning process include completion future design Charrette and studies for specific geographic areas of the City.*

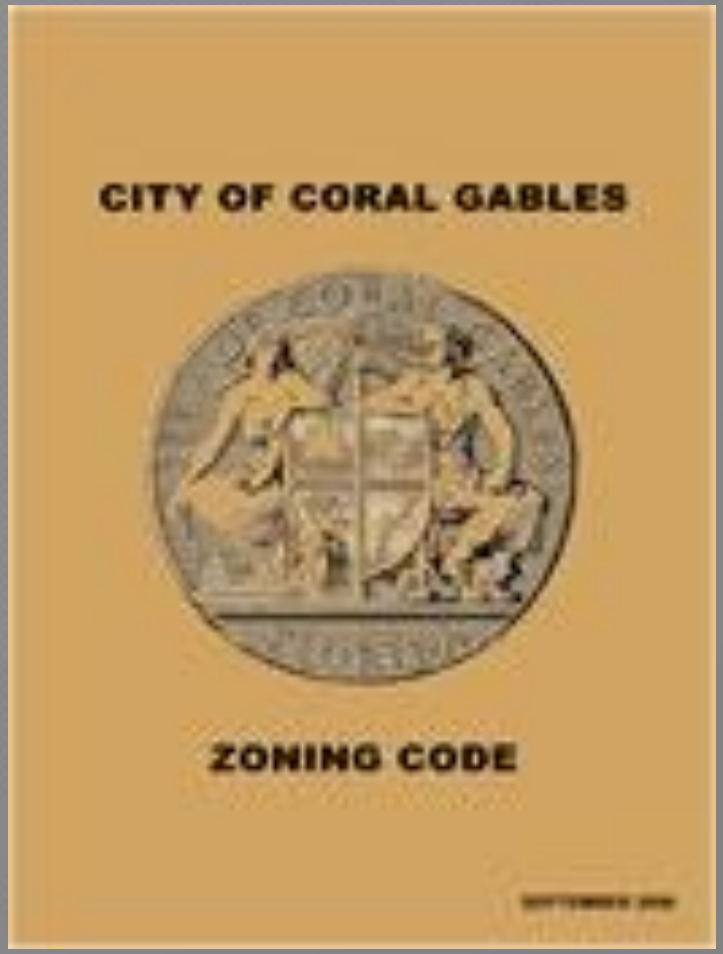
This document exemplifies the City's continued efforts to protect, strengthen, and enhance the City of Coral Gables as a vibrant and desirable community with its established neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, recreation, open spaces, and natural resources.

Charrette 2002



Interim/permanent Single Family regulations

Zoning Code Rewrite



Purpose of Zoning Code

Section 1-103. Purpose of the City of Coral Gables Zoning Code.

The purpose of the City of Coral Gables, Florida Zoning Code is to implement the Comprehensive Land Use Plan (CLUP) of the City pursuant to Chapter 163, Florida Statutes for the **protection and promotion** of the safety, health, comfort, morals, convenience, peace, prosperity, appearance and general welfare of the City and its inhabitants, and more specifically for the following purposes:

- To protect the distinctive **historic and architectural character of the City** which is unique throughout South Florida and the world.
- Continue to foster community pride and a sense of stewardship that have motivated the property owners and residents of the City in the improvement and maintenance of property in the City.
- To preserve the basic comprehensive land use plan and layout of the City by its forefathers, more specifically George Merrick.
- Insure the application and administration of these regulations imposed herein continue to **improve the overall quality of life** and promote development of the City as has been guided since its establishment.
- To **preserve residential properties** to assure that future development will be in **conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.**
- Provide for the preservation and protection of flora and fauna, more specifically the City's lush tree canopy.
- Provide for efficiency and economy in the process of **stable and orderly development**, for the appropriate and best use (not necessarily the most economic use) of land in accordance with **standards established by the will of the residents while protecting property values.**
- Promote **preservation, protection, development and conservation of the natural resources** of land, water and air, for convenience of traffic and circulation of people and goods, for the use and occupancy of buildings, for healthful and convenient distribution of population, in accordance with maximum densities of the CLUP.
- Provide for adequate and efficient public utilities and facilities for the preservation and promotion of the natural and civic amenities of beauty and visual interest.
- Establish **zoning districts as a means of achieving unified civic design and proper relationship between the uses of land** by regulating the location and use of buildings, signs and other structures, and land or water for trade, agriculture, industry and residence, by providing adequate buffers, by regulating and limiting or determining the height, bulk and access to light and air of buildings and structures, the area of yards, and other open spaces, and the density of use. To accomplish these objectives, the regulations and districts and accompanying maps have been designed with reasonable consideration, among other things, to maintain the character of the districts, and their peculiar suitability for particular uses, and they are to be regularly reevaluated in order to best accomplish the above objectives.
- To **protect property values** and the **enjoyment of property rights by minimizing and reducing conflicts among various land uses** through the application of regulations designed to assure **harmonious relationships among land uses.**

What are EAR-Based Amendments?

1. EAR contains recommended amendments to the Comprehensive Plan

2. Local governments must evaluate their comprehensive plans every 7 years, via an "Evaluation and Appraisal Report" (EAR)

3. City adopted its EAR in April, 2006; EAR found in compliance by State in Sept., 2007

4. City must amend its comprehensive plan according to EAR recommendations within 18 months of EAR sufficiency (March, 2009)

What changes are being proposed?

1. Changes resulting from 2006 EAR recommendations
2. Changes resulting from new State growth management requirements
3. Changes to bring Plan into consistency with Zoning Code and other City codes (Zoning Code)
4. Changes necessary to modernize, streamline, and strengthen the Plan

How were major issues determined for 2006 EAR?

- Input from
  - Community, stakeholders, neighborhoods, etc.
  - Elected/appointed officials
  - City staff
  - Adjacent local governments
  - Previous City studies
    - Charrette (2002)
    - Zoning Code Rewrite (2004-2007)
    - Affordable Housing study (2006)
  - Applicable agencies
    - South Florida Regional Planning Council (SFRPC)
    - Florida Department of Community Affairs (DCA)
    - FDOT

City identified four (4) major issues for the basis of the update of the Comprehensive Plan (EAR based amendments)

The major issues selected for inclusion and agreed to by the DCA were as follows:

- Issue 1. Revision of the housing element to include provision of workforce housing and promotion of senior housing
- Issue 2. Maintenance of single family residential neighborhoods and mitigation of adjoining commercial and high-density residential uses
- Issue 3. Mitigation of traffic Impacts and promotion of alternative modes of transportation and strengthening of intergovernmental coordination
- Issue 4. Placement of Parks per the City's Master Plan to include the acquisition of new parks.

What is the Department top 10 goals?

1. Meet State requirements
2. Implement EAR recommendations
3. Consistency w/ Zoning Code
4. Broader, more general GOPs
5. Streamline, simplify
6. User-friendly
7. Accessible, understandable to lay persons
8. Relevant
9. Unique CP with photos (final draft)
10. Interactive / web-oriented

New Elements Being Proposed

- New Plan will have a total of 14 elements

- Same element names as 1997 Plan:
  1. Future Land Use
  2. Housing
  3. Recreation/Open Space
  4. Capital Improvements
  5. Historic Preservation

New Elements Being Proposed

- Integrated into other elements:
  - Old: Intergovernmental Coordination & Public Fac.
  - New: 6. Community Services and Facilities
  - New: 7. Governance

  - Old: Traffic Circulation
  - New: 8. Mobility

  - Old: Conservation and Coastal Management
  - New: 9. Natural Resources

  - New: 10. Education (adopted 2008)

New Elements Being Proposed

New to the 2009 Plan:

New Elements:

11. Administrative
12. Design
13. Public Safety
14. Green

Overview of each Element

Administrative Element - Overview

- Provide interpretation/implementation guidelines of administering the Goals, Objectives and Policies
- Includes implementation guidelines such as funding and coordination efforts
- Procedures for monitoring and updating the Comprehensive Plan on a regular basis, in accordance with Statutes

Governance Element - Overview

- Formerly known as the *Intergovernmental Coordination Element*
- New policies address public outreach and participation strategies including communication between City boards and Elected Officials
- Interdepartmental coordination efforts
- Coordination of issues: transportation; water distribution; design and development; annexation; bays, estuaries and harbors; and school planning

FLU

Future Land Use Element - Overview

- Land use classifications moved to the beginning of element in table format
- Consistent with the City's revised Zoning Code - removed floor/story provisions in relation to height and replaced them with a measurement of feet to be consistent
- Intensities and densities have not changed
- Protecting residential uses from potential impacts of adjacent non-residential uses

Future Land Use Element - Overview

Residential (Multi-Family)

- Duplex Density (9 Units/Acre)
- Low Density (20 Units/Acre; ~~4 Stories~~ 50 Feet)
- Medium Density (40 Units/Acre; ~~6 Stories~~ 70 Feet)
- High Density (60 Units/Acre; ~~13 Stories~~ 150 Feet)

Commercial

- Low-Rise Intensity (~~4 Stories~~ 50 Feet; ~~3.0 FAR~~)
- Mid-Rise Intensity (~~6 Stories~~ 70 Feet; ~~3.0 FAR~~)
- High-Rise Intensity (~~13 Stories~~ 150 Feet; ~~3.0 FAR~~)

Design Element - Overview

- Provide design principles that preserve and promote the City's historic Mediterranean character of architecture
- Support of the City's design review guidelines, standards and incentives process via the City's Zoning Code
- Addresses neighborhood preservation

Community Facilities Element - Overview

- **Sewer.** Policies revised to continue to monitor where septic systems exist; the City will provide sewer lines to all non single family and multi family areas as financially feasible. No changes to the adopted LOS for sanitary sewer.

- **Solid Waste.** Language was updated to coordinate with Miami-Dade County DERM requirements. No changes to the adopted LOS.

Community Facilities Element - Overview

- **Drainage.** Per 2006 EAR, several policies were deleted that have been achieved or no longer relevant. Adopted LOS was revised to modernize the language to update the on-site retention requirements.

- **Water.** Per 2006 EAR, several policies were deleted that have been achieved or no longer relevant. Adopted LOS standard was revised to address new State growth management requirements for future water supply planning.

Housing Element - Overview

- Per the 2006 EAR, to reinforce the City's commitment to continue participation in regional intergovernmental efforts to address attainable/affordable housing needs.
- By 2010, the City shall update its 2006 Workforce/Affordable Housing Study
- Update the Zoning Code by 2011

Education Element - Overview

- This element was adopted by the City on March 25, 2008 and is a required element based on Chapter F.S. 163
- No changes proposed

Mobility Element - Overview

- Formerly known as the *Traffic Circulation Element*
- Maintaining and enhancing an interconnected multi-modal transportation system consisting of vehicular, transit, bicycle and pedestrian options
- Support the expansion and further continuing the successful City sponsored trolley system

Natural Resources Element - Overview

- Former *Conservation Element and the Coastal Management Element*
- Additional policies related to water conservation efforts to support regional water supply efforts
- Support the conservation and maintenance of the City's natural resources
- Regulate development and other potential harmful effects on the environment as they relate to air; water; waste management; wildlife; native vegetation; coastal resources; historical resources

Recreation and Open Space Element - Overview

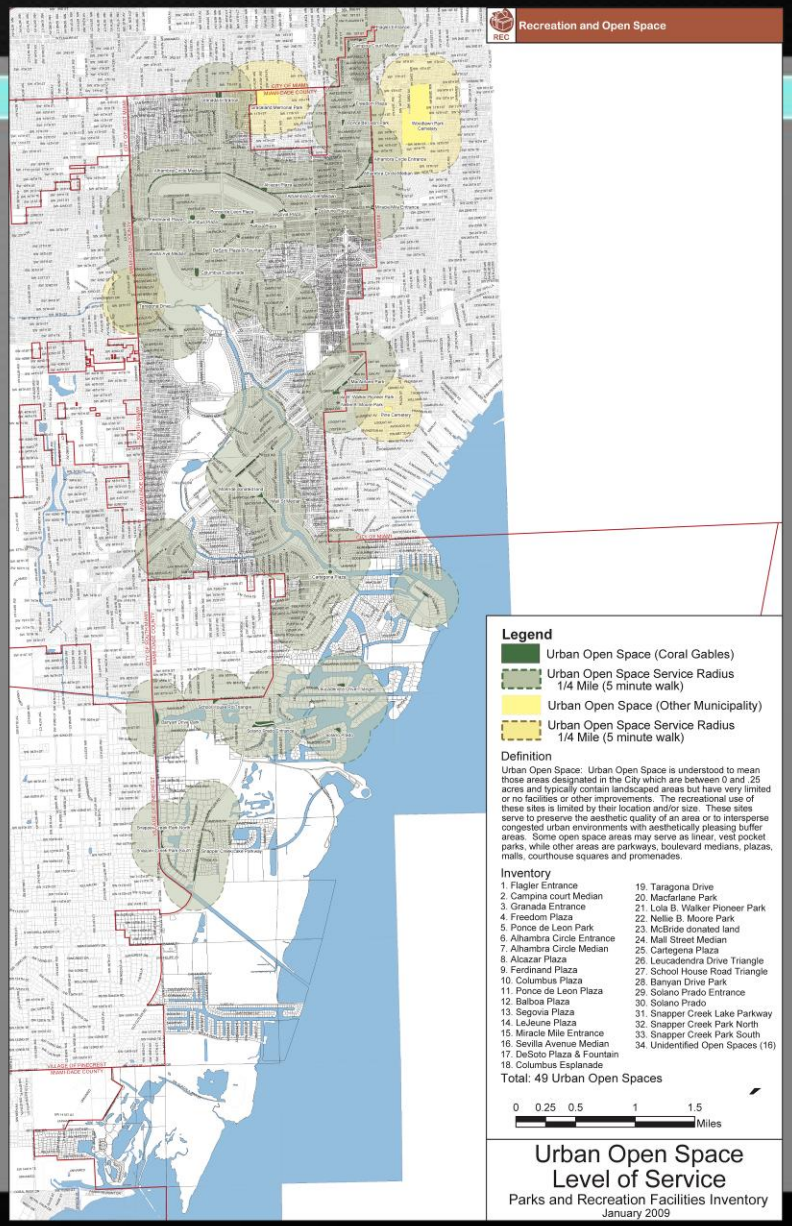
- Revised level of service standard to be based on a radius rather than on a ratio of facilities per 1,000 residents
- New policy was added to support the update of the Parks Master Plan by 2011 to maintain accreditation

Parks and Recreation LOS maps

- Urban Open Space

  Service Radius:

  ¼ Mile (5 min. walk)

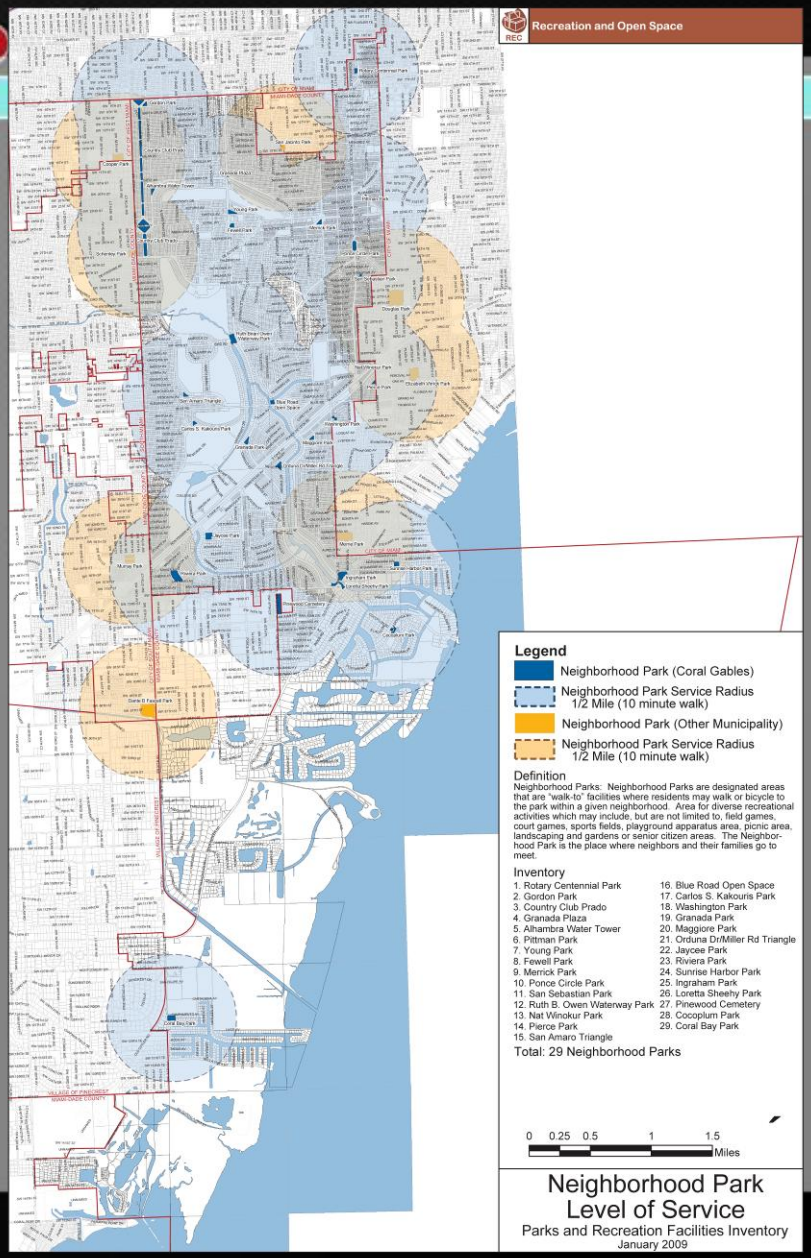


Parks and Recreation LOS maps

- Neighborhood Parks

  Service Radius:

  ½ Mile (10 min. walk)

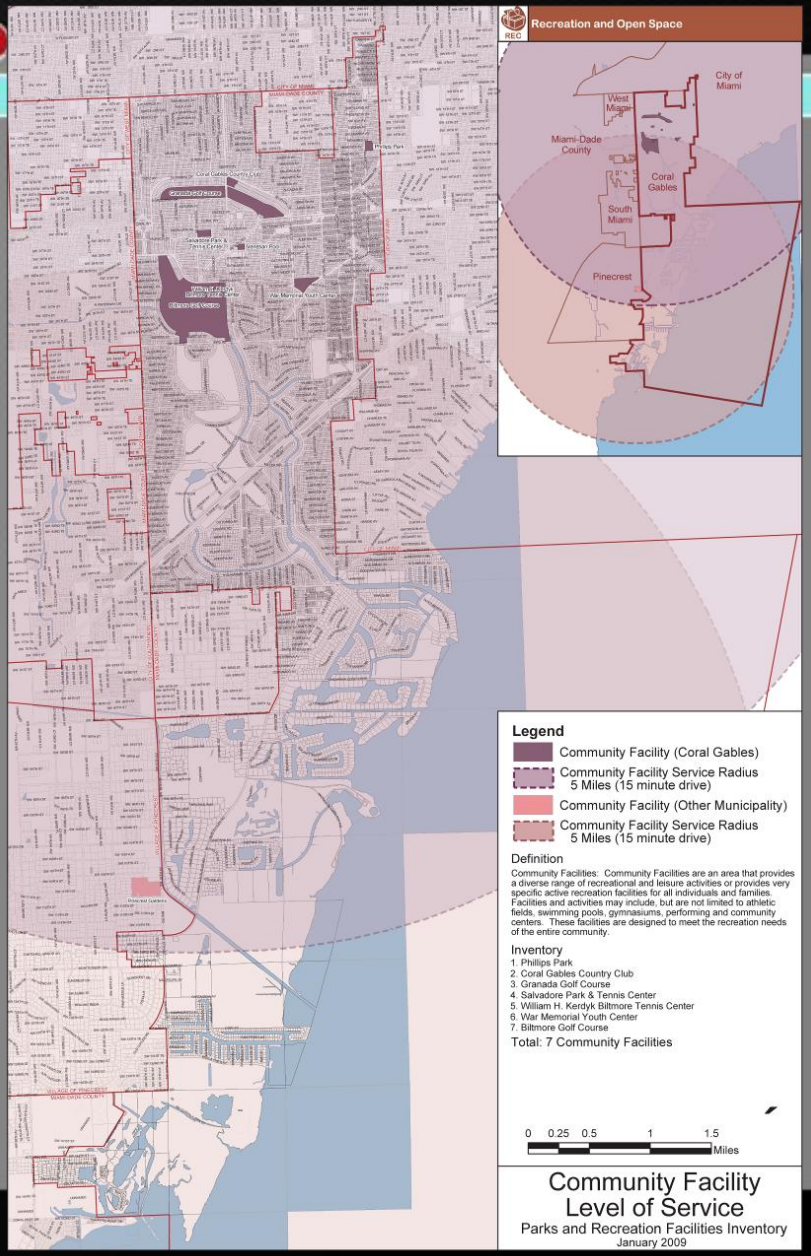


Parks and Recreation LOS maps

- Community Facilities

  Service Radius:

  5 Miles (15 min. drive)



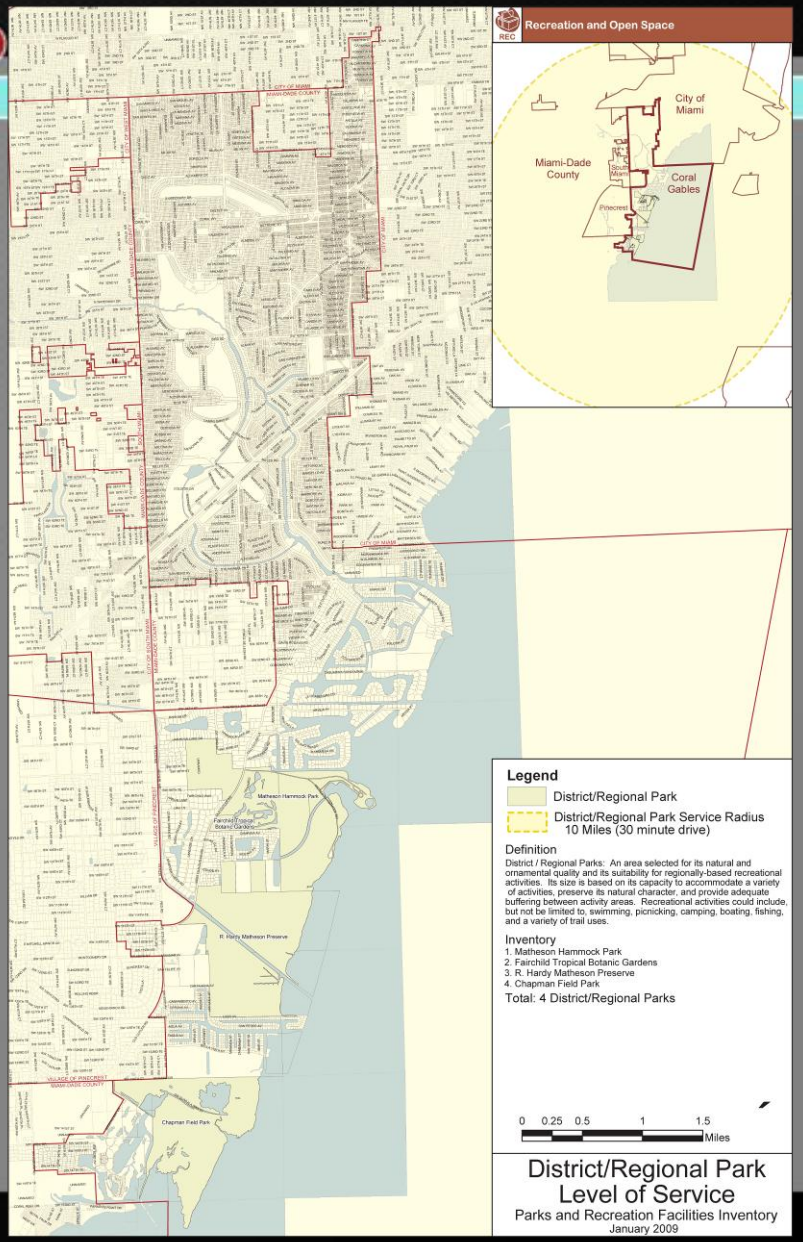
Parks and Recreation LOS maps

- District/Regional Parks

  Service Radius:

  10 Miles

  (30 min. drive)



Historical Resources Element - Overview

- Per the 2006 EAR, reflect the Zoning Code rewrite
- Enhancing historical, cultural and heritage related programs, projects and activities and to increase funding opportunities
- Policies related to TDR's were strengthened for the purpose of the City to use this as a tool to promote historic preservation

Public Safety Element - Overview

- Former *Coastal Management Element*
- Additional policies related to emergency and safety service providers including police, fire and medical
- Emergency planning and public safety outreach efforts
- Definition of the Coastal High Hazard Area
- Post-disaster redevelopment planning
- Shoreline planning issues

Capital Improvements Element - Overview

- Identified Facility needs of the community to ensure that deficiencies as well as the improvements identified to support the growth of the community

- Updated to reflect all proposed revisions to level of service standards in the other elements of the plan

Green Element - Overview

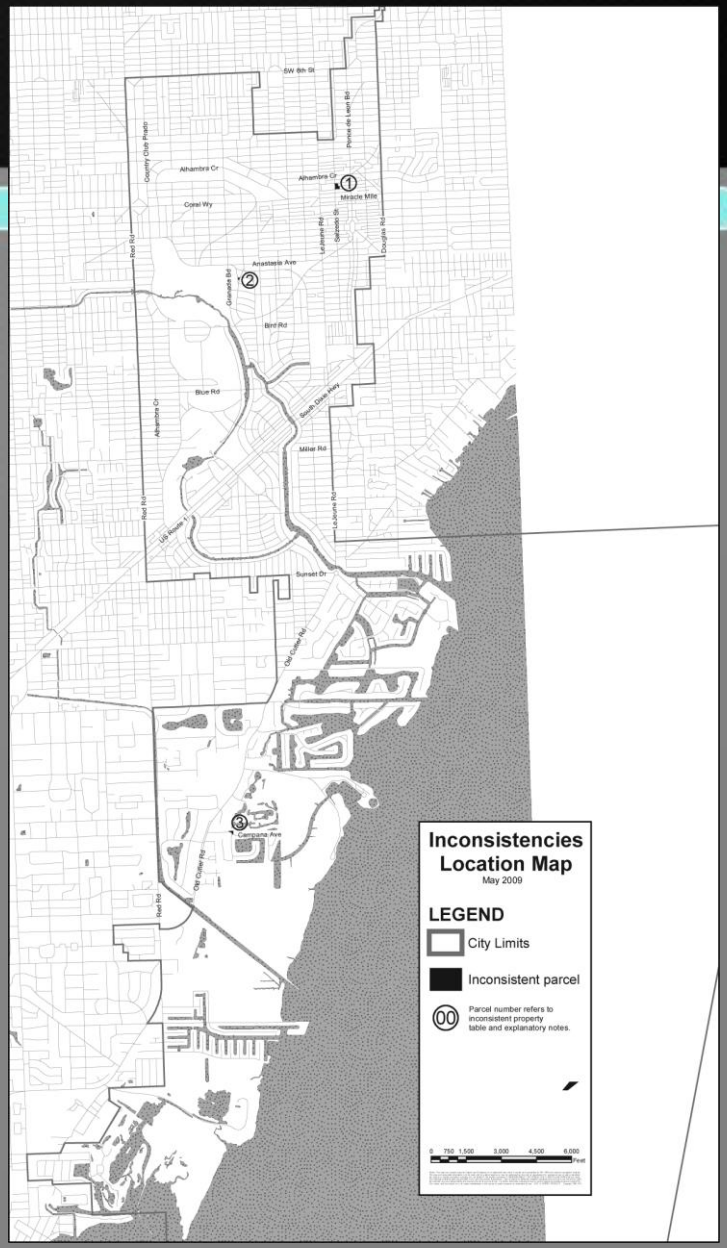
- Provide guidance in ways the City can promote conservation of natural resources and introduce strategies to reduce the emission of greenhouse gases within the City
- Provide incentives to developers to utilize “green” technology
- Increase the tree canopy within the City
- Conserve energy and water within City owned facilities
- Promote energy-efficient land use patterns
- Seek to partner with neighboring municipalities and regional planning bodies

Map Inconsistencies

As a part of the EAR of the CP process, the Planning Department is required by State Statutes to reduce the number of inconsistencies between the Zoning Map and CP.

During the Zoning Code Rewrite process 18 inconsistent parcels were corrected.

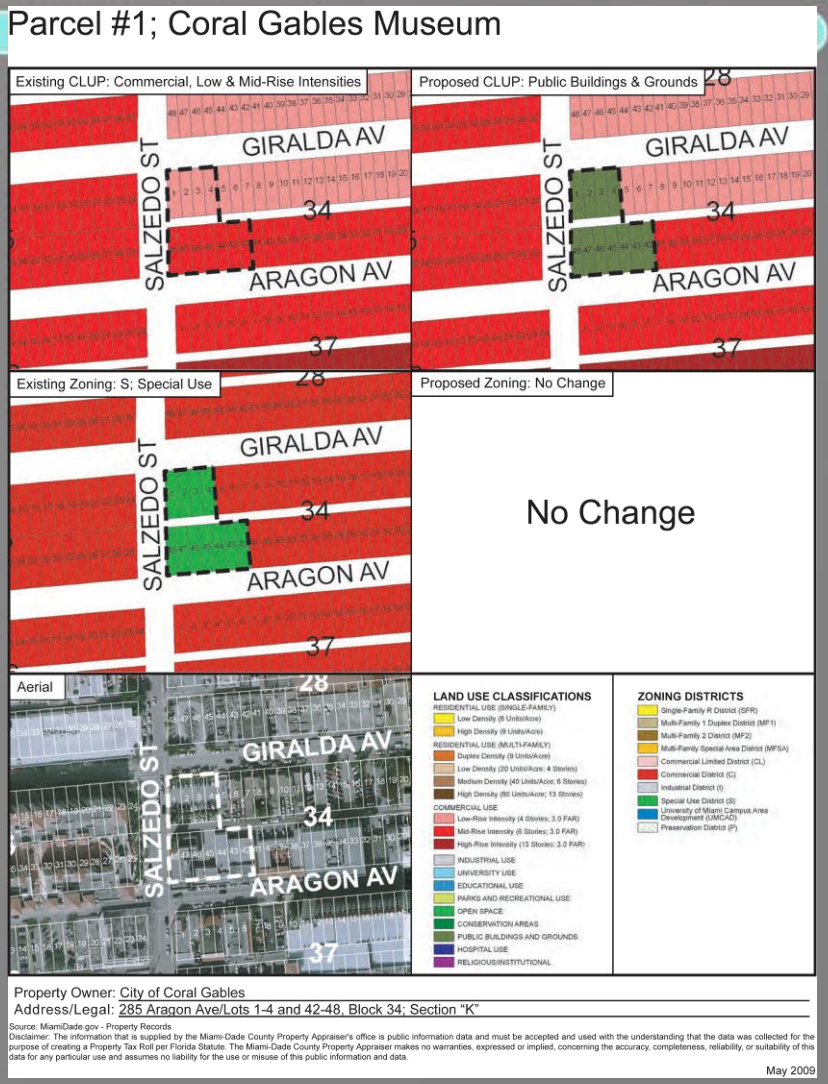
Planning Staff is recommending approval of the 3 City owned properties to provide consistency with the existing zoning designations and actual use of the properties.



Map Inconsistencies

Parcel #1; Coral Gables Museum

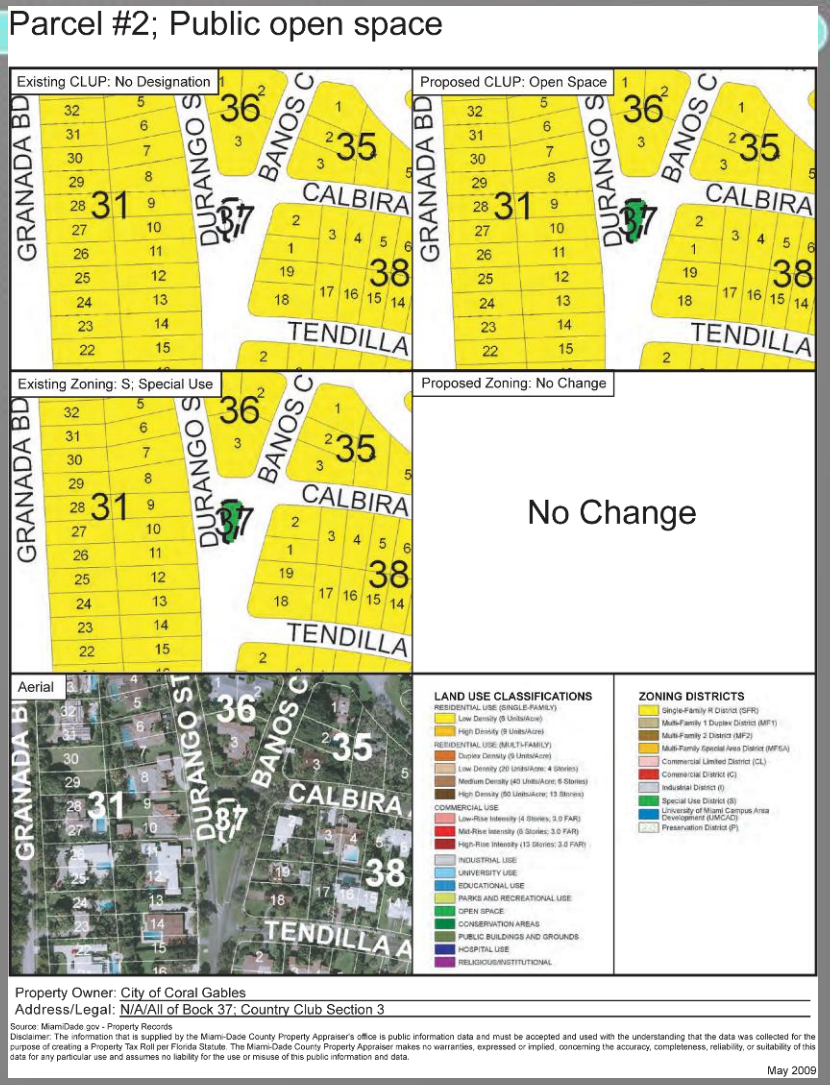
- Change from: "Commercial, Low and Mid-Rise Intensity"
- To: "Public Buildings and Grounds"



Map Inconsistencies

Parcel #2; Public open space

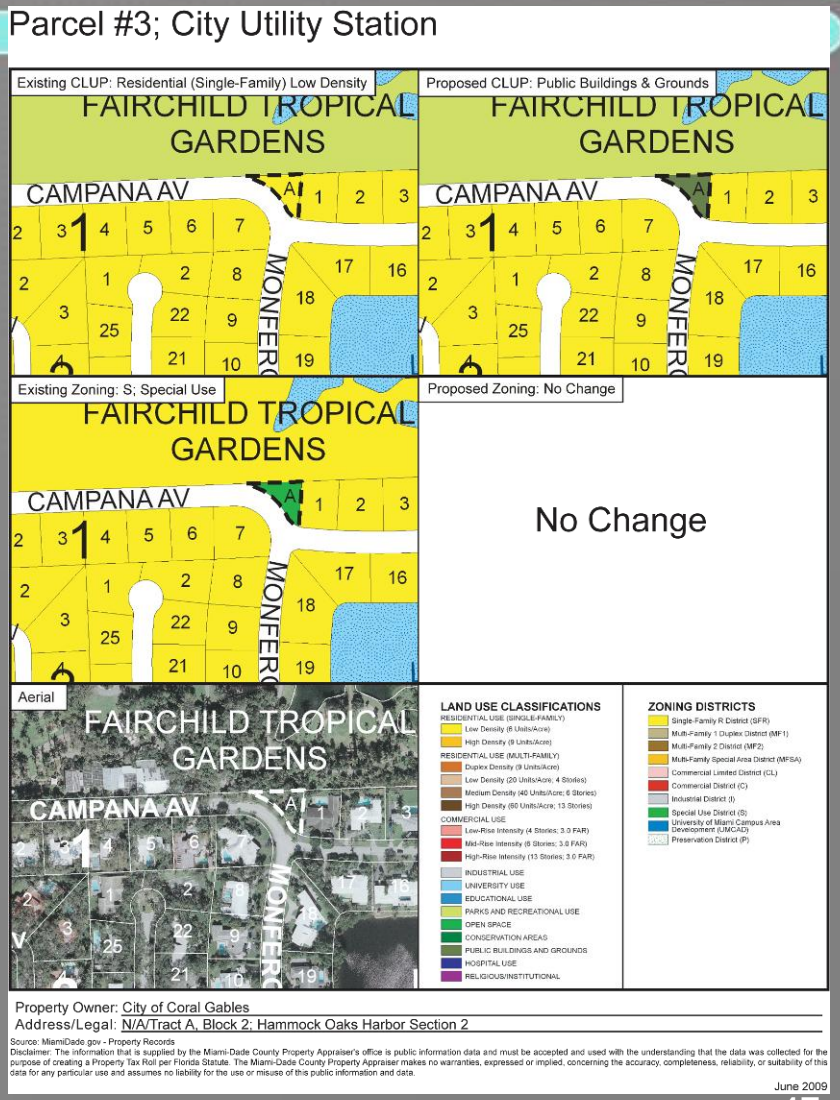
- Change from: "No Designation"
- To: "Open Space"



Map Inconsistencies

Parcel #3; City Utility Station

- Change from: "Residential (Single-Family) Low Density"
- To: "Public Buildings and Grounds"



Update of CP Overview – GOP's

- Updated CP provides additional GOP's to further strengthen and provide protection for residential uses/neighborhoods:
    1. Governance Element provides for enhanced intergovernmental coordination and/or transparency between adjacent local gov. and enhanced public outreach
    2. Further strengthen protection of neighborhoods, providing for mitigation standards, providing for additional public outreach- all consistent with Zoning Code rewrite process- recall the nighttime standard provisions that was enacted, increased landscaping etc.- see FLU Element (pages 10 – 11)
    3. New design GOP's to promote/solidify the City Med. Arch regulations and the newly created SF regulations – see Design Element

Update of CP Overview – GOP's

4. Additional GOP's in Housing Element with reference to maintaining sound housing
5. Update GOP's within Mobility Element to provide for mitigation for lessening the impact on the City which include traffic calming, promoting other means of mobility (walking, biking, etc) – all meant to lessen traffic
6. 65 GOP's that are directed towards providing protection to all City of Coral Gables residences and neighborhoods

What are the next steps?

1. 1st Reading - Commission approval to transmit amendments to State DCA for compliance review

2. State DCA will issue "Objections, Recommendations, & Comments (ORC) Report" with recommended changes

3. Changes will be made prior to final approval

Steps 2 and 3: 90 to 120+ days

Recommendation

A. *Capital Improvements Element*

Recommends approval of the adoption of the annual update to the Capital Improvements Element (CIE) within the City's Comprehensive Plan (see Attachment A for Draft Ordinance).

Recommendation

B. Ten Year Water Supply Facilities Work Plan

Recommends approval of the adoption of the Ten Year Water Supply Facilities Work Plan and amendment to the Comprehensive Plan to promote and facilitate better coordination between water supply and local land use planning as required by Florida law (see Attachment B for Draft Ordinance).

Recommendation

C. *Evaluation and Appraisal Report (EAR) based amendments and update of CLUP*

Recommends approval of the adoption of the Evaluation and Appraisal Report (EAR) based amendments, various updates of the Goals, Objectives, and Policies, and providing for newly created elements titled: Administration, Design, Public Safety, and Green to the City of Coral Gables Comprehensive Plan; authorizing transmittal to Florida Department of Community Affairs for review (see Attachment C for Draft Ordinance).

Recommendation

D. Readoption of Comprehensive Plan Map / Change of Land Use Map designation to correct inconsistencies

Based upon the findings of fact contained herein recommends approval of the Comprehensive Plan (CP) Map in its entirety and correction of existing inconsistent land use map designations for the following three (3) properties, all of which are owned by and located in the City of Coral Gables, Florida:

1. **Change from "Commercial, Low and Mid-Rise Intensities" to "Public Buildings and Grounds" for 285 Aragon Avenue (Coral Gables Museum) located on Lots 1-4, 42-48, Block 34, Coral Gables Sec. "K".**
2. **Change from "No Designation" to "Open Space" for the public open space located on All of Block 37, Country Club Sec. 3.**
3. **Change from "Residential Use (Single-Family) Low Density" to "Public Buildings and Grounds" for the City utility station located on Tract A, Block 2, Hammock Oaks Harbor Sec. 2.**

Planning and Zoning Board Recommendation

Reviewed the update at 2 public hearings

- May 13, 2009
- June 3, 2009

- Recommended unanimous approval by a 5 to 0 vote