



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Comprehensive Plan Text and Map Amendments:
Community and Open Space Element**
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: **November 10, 2021; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed 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 provide updates and clarifications to the Recreation and Open Space Element, Capital Improvements Element, and all corresponding map series; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

2. BACKGROUND INFORMATION

The City Commission adopted the Community Recreation Master Plan in September of 2021 to provide a 15-year framework to guide future development, preservation, and capital investment in the City's parks and recreation facilities.

A policy action item that resulted from the Master Plan is to "integrate Park System Master Plan recommendations into the City Comprehensive Plan." As such, text and map amendments to the Comprehensive Plan Recreation and Open Space Element are proposed to reflect the recommendations of the Master Plan. These changes are summarized below:

- Level of Service Map is updated with new parks that have been purchased or developed in the last few years and adjusted the LOS radii to reflect the City's Strategic Plan to be accessible without crossing a major roadway to access a park within the half-mile walk
- Recreational facilities requirements of providing facilities per resident is removed
- District/Regional park type is combined with all non-city parks
- 2021 Community Recreation Master Plan and 2021 War Memorial Master Plan are attached as appendices and guiding principles from plans are added
- Department titles, existing procedures and programs, and other minor changes are updated to reflect current organizations and processes

3. PROPOSED COMPREHENSIVE PLAN AMENDMENTS

The proposed Comprehensive Plan text amendment is provided as Attachment A. The proposed Comprehensive map amendments are provided as Attachment B. The Level of Service map with the half- and quarter-mile safe walk radii for the Urban Open Spaces, Neighborhood Parks, Non-City District/Regional Parks, and Community Facilities will be updated prior to the City Commission’s consideration to differentiate the designated Urban Open Spaces and Neighborhood Parks with a corresponding legend. The updated map will also include service radii for the Non-City District/Regional Parks and Community Facilities to be consistent with the service radii listed in the Comprehensive Plan.

4. FINDINGS OF FACT

Zoning Code Section 14-213.7 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	Yes. The proposed text amendments align with Goal REC-1 to serve residents and neighborhood parks and open spaces that offer both passive and active recreation activities and facilities, linked together by a network of sidewalks, pathways, and bike lanes.
2. Whether it is internally consistent with the Comprehensive Land Use Plan.	Yes. The proposed text amendments are internally consistent with the Comprehensive Land Use Plan as it furthers the vision of the Recreation and Open Space Element to provide a high-quality system of parks, recreational facilities, and open spaces which meet the needs of the entire community.
3. Its effect on the level of service of public infrastructure.	The proposed text amendments update the new level of service standards to access parks without crossing a major roadway within their half mile walk.
4. Its effect on environmental resources.	The proposed text amendments to update the level of service standards for parks requires additional land to be dedicated open space.
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 amendments to update the level of service for parks have no effect on affordable housing.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	These Comprehensive Plan Text Amendments update the new standards and guiding principles from the recently adopted Community Recreation Master Plan and War Memorial Master Plan.

The standards identified in Section 14-213 for the proposed Comprehensive Plan Text and Map Amendments are **satisfied**.

5. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request:

Type	Date
Legal advertisement for PZB meeting	10.29.21
Posted agenda on City Hall	10.29.21
Posted Staff report on City web page	11.05.21

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

7. ATTACHMENTS

- A. Proposed text amendments in the Recreation & Open Space and Capital Improvements Elements.
- B. Proposed map amendments.
- C. 2021 Community Recreation Master Plan.
- D. 2021 War Memorial Master Plan.
- E. Legal advertisement.

Please visit the City’s webpage at www.coralgables.com to view all materials, notices, applicable public comments, minutes, etc. The complete background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



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 for Planning and Zoning
 City of Coral Gables, Florida