

City of Coral Gables
Planning Department Staff Report

To: Honorable Local Planning Agency (LPA) / Planning and Zoning Board Members

From: Planning Department

Date: May 13, 2009 (June 3, 2009)

Subject: **Update of the City of Coral Gables Comprehensive Plan and Map [hereinafter known and referenced as the "Comprehensive Plan (CP)] as required pursuant to the State of Florida required Evaluation and Appraisal Report (EAR) process.**

- A. An Ordinance of the City Commission of Coral Gables adopting the annual update to the Capital Improvements Element (CIE) within the City's Comprehensive Plan; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.
 - B. An Ordinance of the City Commission of Coral Gables adopting a ten year water supply facilities work plan and amending the Comprehensive Plan to promote and facilitate better coordination between water supply and local land use planning as required by Florida law; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.
 - C. An Ordinance of the City Commission of Coral Gables adopting 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 Land Use Plan; authorizing transmittal to Florida Department of Community Affairs for review; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.
 - D. An Ordinance of the City Commission of Coral Gables readopting the Comprehensive Plan Map in its entirety and Change of Land Use Map designations for the purpose of correcting inconsistencies between Comprehensive Plan Map and Zoning Map classifications based upon the current use for the following City owned properties:
 - 1. Change from "Commercial, Low and Mid-Rise Intensity" to "Public Buildings and Grounds" for 285 Aragon Avenue (Coral Gables Museum) located on Lots 1-4 and 42-48, Block 34, Coral Gables Section "K"; and,
 - 2. Change from "no designation" to "Open Space" for the public open space located on all of Block 37, Country Club Section 3; and,
 - 3. Change from "Residential (Single-Family) Low Density" to "Public Buildings and Grounds" for the City Utility Station located on Tract A, Block 2, Hammock Oaks Harbor Section 2.Providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.
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Recommendation

A. Capital Improvements Element

The Planning Department 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).

B. Ten Year Water Supply Facilities Work Plan

The Planning Department 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).

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

The Planning Department 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).

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

The Planning Department 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 Section "K".
2. Change from "No Designation" to "Open Space" for the public open space located on All of Block 37, Country Club Section 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 Section 2.

See Attachment D for Draft Ordinance.

Request / Background

A. Capital Improvements Element

This request is the result of a State requirement to adopt a five year capital improvement schedule as a part of the update of the Comprehensive Plan. In 2005, the Florida Legislature passed Senate Bill 360, which required, in part, that local governments annually update the capital improvements element contained in their Comprehensive Plans in order to ensure that the required level of service standards for the public facilities listed in Section 163.3180, Florida

Statutes is achieved and maintained over the planning period.

Various City Departments have worked together to develop the Capital Improvement Program which reflects the proposed capital projects over the next five years. This amendment (see Attachment E) consists of updates to the data and analysis required by Florida law and revisions to the City's Capital Improvement Program. The data and analysis consists of the public facilities capacity analysis and revenue and expenditure projections. The amendment includes copies of the current Capital Improvement Program which is adopted into the City's 2009 Comprehensive Plan by reference.

B. Ten Year Water Supply Facilities Work Plan

This request is the result of a State requirement that local governments must prepare and adopt a Ten Year Water Supply Facilities Work Plans (see Attachment F) into their Comprehensive Plans consistent with South Florida Water Management Districts, "*Lower East Coast Water Supply Plan Update*." Specifically, the City is required the following:

1. Section 163.3167(13) Florida Statutes, requires each local government to address in its comprehensive plan, the water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period.
2. Section 163.3177(4) (a), Florida Statutes, requires coordination of the local comprehensive plan with the water management district's regional water supply plan.
3. Section 164.3177(6)(c), Florida Statutes, requires that local governments prepare and adopt a 10-Year Water Supply Facilities Work Plan and amend their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update.

Residents of the City obtain their water directly from the Miami-Dade County Water and Sewer Department (WASD), which is responsible for ensuring that enough capacity is available for existing and future customers.

The City's 10 Year Water Supply Facilities Work Plan (Work Plan) will reference the initiatives already identified in Miami-Dade County's 20-year Work Plan since the City is a retail buyer. According to State guidelines, the Work Plan and the Comprehensive Plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The City's Work Plan will comply with this standard and will be incorporated into the Comprehensive Plan as a sub-element of the Community Services and Facilities Element. Additionally, new and revised objectives and policies will be incorporated into the comprehensive plan to ensure consistency with the Work Plan.

C. Evaluation and Appraisal Report (EAR) based amendments and update of the Comprehensive Plan

The City adopted its Evaluation and Appraisal Report on June 26, 2007, which was found sufficient by the Florida Department of Community Affairs on September 7, 2007. The EAR previously identified specific issues that required modification in the City's Comprehensive Plan. This request is that final step of the EAR process.

As background, in 1998, the legislature amended Chapter 163 Part 2 Florida Statutes to incorporate new criteria for Evaluation and Appraisal Reports (EAR). These statutory

requirements for the EAR allow local governments to base their analysis on the key local issues that they are facing. Section 163.3191(1) (C) was modified to require that local governments identify the major issues and provide an analysis of these issues to further the community's goals.

Input by the community, elected/appointed officials, City staff, adjacent local governments, applicable agencies, the South Florida Regional Planning Council (SFRPC), and the Florida Department of Community Affairs (DCA), as well as input from a City-initiated 2002 Charrette Report, and the comprehensive rewrite of the City's Zoning Code, served as the basis for identifying the major issues to be addressed in the EAR. Based on input received during scoping meetings and workshops, the City identified four (4) major issues for inclusion in the EAR. The major issues selected for inclusion and agreed to by the DCA were as follows:

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

The SFRPC, which was delegated to review the EAR by DCA, issued a compliance letter to the City of Coral Gables on September 7, 2007 (see Attachment G) advising the City that the EAR was determined to be sufficient to meet the requirements of Section 163.3191. In the summary of the adopted EAR all of the major issues were found to be "sufficient" with the exception of Issue 3: Mitigation of Traffic Impacts. The issue was not found sufficient because the City does not provide mitigation measures for four roadway segments which are failing the LOS standards as outlined in the traffic analysis, "2015 Traffic Level of Service Findings."

SFRPC recommended that the City, in its EAR-based amendments, provide a comprehensive analysis and detailed plan outlining how money will be budgeted for the next five years to address traffic issues. They advised creating a Transportation Master Plan to develop mitigation measures specific to the failing roadway segments. And that funding sources for specific transportation improvement projects for failing roadway segments should be identified in the Capital Improvements Element.

The update of the existing Comprehensive Plan includes modifications to the Goals, Objective and Policies of the Plan as well as the creation of four new elements not previously required pursuant to the EAR. The new elements include: Administration; Design; Public Safety; and Green. Each of the 14 elements has an executive summary in the front to provide further explanation of the proposed changes. The proposed changes are a result of EAR recommendations, new State growth management requirements and the necessity to modernize, streamline and strengthen the CLUP which will bring it into consistency with the Zoning Code and other City Codes.

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

As a part of the CP update, City staff recommends that the CP Map be readopted in its entirety

(see Attachment H) as well as to include the changes identified in the CP text amendments.

As a part of the EAR of the CP process, the Planning Department is required to correct inconsistencies between existing Zoning Map classifications and the existing CLUP Map classifications. As a part of this process Staff originally identified sixty-seven (67) parcels, owned by both private and public entities, containing either zoning and/or CLUP inconsistencies.

During the Zoning Code Rewrite process the City Commission requested only those properties that are publicly owned should be rezoned. Therefore only eighteen (18) publicly owned inconsistent parcels were processed and received approval. When Staff presented the eighteen (18) publicly owned properties for rezoning during the Zoning Code Rewrite process, it was stated that properties requiring a CP Map amendment would be included with the update of the CP.

Planning Staff is recommending a proposed change of land use for the three City owned properties to provide consistency with the existing zoning designations and actual use of the property. The properties include the site of the Coral Gables Museum, a parcel of land used as a City utility station (pumping station) and a street median serving as landscaped open space for a residential neighborhood. Information and maps showing existing and proposed land use designations as well as photos for each property are provided as Attachments I, J and K. The locations of the inconsistencies on a City map are provided as Attachment L.

The following is a brief description of the physical characteristics of each of the three City owned properties accompanied with a chart outlining each property's surrounding uses:

Parcel 1: Coral Gables Museum; 285 Aragon Avenue

The Coral Gables Museum property is located at 285 Aragon Avenue within the City's Central Business District and is 27,500 square feet (0.63 acres) in size and contains 11 platted lots. The site is located on the west end of Block 34 and is bounded by Aragon Avenue to the south, Salzedo Street to the west and Giralda Avenue to the north. The current land use for the property is "Commercial, Low-Rise Intensity" on the north half of the property (Lots 1-4) and "Commercial, Mid-Rise Intensity" on the south half (Lots 42-48). If approved, the entire property would be reclassified to "Public Buildings and Grounds", which is consistent with the property's actual use as a City museum and "S"; Special Use zoning designation.

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	Surface parking lot	"Commercial Use; Low-Rise Intensity"	"C", Commercial
South	2-story commercial building	"Commercial Use, Mid-Rise Intensity"	"C", Commercial
East	8-story mixed-use building	"Commercial Use, Mid and Low-Rise Intensities"	"C", Commercial
West	Two 1-story commercial buildings	"Commercial Use, Mid-Rise Intensity"	"C", Commercial

Parcel 2: Public Open Space

The public open space is a triangular open grass lot with a few trees which is bounded by Calbira Avenue (N), Durango Street (W) and Banos Ct (E). This site is 2,500 square feet (0.06 acres) in size and consists of all of Block 34 (no platted lots). The property currently does not have a land use designation, if approved the parcel would be classified as "Open Space", which is consistent with the property's actual use and zoning designation of "S"; Special Use.

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1-story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
South	N/A	N/A	N/A
East	1-story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
West	2-story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential

Parcel 3: City Utility Station

This City owned property is a triangular lot which contains a water pump that is maintained by the Public Works Department. The pump and associated equipment are blocked from view of the street and adjacent single-family property by a grass mound and landscaping. The parcel is 8,712 square feet (0.2 acres) in size and contains one platted tract. The property currently has a land use classification of "Residential (Single-Family) Low Density". The proposed land use designation is "Public Buildings and Grounds". The zoning on the parcel is "S; Special Use" which is the appropriate zoning designation and is consistent with the property's actual use.

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1-story conservatory	"Parks and Recreational Use"	"S", Special Use
South	1-story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
East	1-story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential
West	1-story single-family residence	"Residential Use (Single-Family) Low Density"	"SFR", Single-Family Residential

Adoption of the above Comprehensive Plan Amendments requires review and recommendation by the Local Planning Agency (Planning and Zoning Board) and, consideration and adopting via ordinance by the City Commission (2 public hearings).

Findings of Facts

A. Capital Improvements Element

1. Section 163.3180, Florida Statutes, requires each local government to annually submit an updated capital improvements element.

B. Ten Year Water Supply Facilities Work Plan

1. Section 163.3167(13), Florida Statutes, requires each local government to address in its comprehensive plan, the water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period.
2. Section 163.3177(4) (a), Florida Statutes, requires coordination of the local comprehensive plan with the water management district's regional water supply plan.

3. Section 164.3177(6)(c), Florida Statutes, requires that local governments prepare and adopt a 10-Year Water Supply Facilities Work Plan and amend their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update.

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

1. The City adopted its Evaluation and Appraisal Report on June 26, 2007, which was found sufficient by the Florida Department of Community Affairs on September 7, 2007.
2. The City has completed its proposed EAR-based amendments consistent with the requirements of Chapter 163, Part II, F.S., and Rule 9J-5 and 9J-11, F.A.C.

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

The findings of fact that support the approval of the changes of Land Use Map designations include the following:

1. The State of Florida Growth Management Act of 1985 mandates the City adopt a CLUP Future Land Use Map, and Florida law requires that the land use and zoning designations of properties within the City be consistent.
2. Objective 1-1.3 and Policy 1-1.3.4 of the City's CP requires achieving compliance with the CLUP Plan Future Land Use Map by reducing the number of inconsistencies between the Future Land Use Map and actual land uses, and to examine and revise the Zoning Code to correct any inconsistencies.
3. Criteria were established to determine inconsistent properties at the time inconsistently zoned properties were identified during the Zoning Code Rewrite.
4. Three (3) properties owned by the City have been identified that have inconsistent CLUP designations with the property's existing zoning designations and actual use by the City.
5. The City has published notification (see Attachment M) and posted each of the properties to provide public notice of the proposed changes of land use.

Public Notification/Comments

The following has been completed to solicit input and provide notice of the application:

Type	Explanation
Newspaper ad published	Completed 04.27.09
Posted properties	Completed 05.01.09
Posted agenda on City web page/City Hall	Completed 04.24.09
Posted Staff report, entire CLUP, mapping, etc. on City web page	Completed 05.08.09

A detailed PowerPoint will be presented at the meeting to provide a comprehensive overview.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Draft Ordinance; Capital Improvements Element.
- B. Draft Ordinance; Ten Year Water Supply Plan.
- C. Draft Ordinance; EAR Based Amendments.
- D. Draft Ordinance; Map Inconsistency Land Use Changes.
- E. Capital Improvement Element Comprehensive Plan Amendment.
- F. Ten Year Water Supply Facilities Work Plan.
- G. SFRPC Sufficiency Determination letter.
- H. Comprehensive Land Use Plan Map.
- I. Parcel #1: Coral Gables Museum information sheets.
- J. Parcel #2: Open Space information sheets.
- K. Parcel #3: City Utility Station information sheets.
- L. Inconsistent Land Use Changes Location Map.
- M. Copy of published newspaper ad.
- N. Public comments.
- O. PowerPoint Presentation.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) WITHIN THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2005, the Florida Legislature passed Senate Bill 360, which required, in part, that local governments annually update the capital improvements element contained in their comprehensive plans in order to ensure that the required level of service standard for the public facilities listed in Section 163.3180, Florida Statutes is achieved and maintained over the planning period; and

WHEREAS, Section 163.3177, Florida Statutes, directs local governments to adopt this update by December 1, 2009; and

WHEREAS, at a public hearing held on May 13, 2009, the Local Planning Agency (Planning and Zoning Board) afforded all interested persons an opportunity to be heard and this request was continued to the June 3, 2009 Local Planning Agency (Planning and Zoning Board) Meeting; and

WHEREAS, at a public hearing held on June 3, 2009, the Local Planning Agency (Planning and Zoning Board) recommended approval of the update to the Capital Improvements Element (vote: 5-0); and

WHEREAS, the City Commission finds that this update to the Capital Improvements Element is consistent with the Comprehensive Plan; and

WHEREAS, the City Commission hereby finds that the adoption of this Ordinance is in the best interest and welfare of the residents of the City; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on July 7, 2009 at which hearing all interested persons were afforded an opportunity to be heard and the update to the Capital Improvements Element was approved on first reading (vote: __-__); and,

WHEREAS, after notice of a public hearing being duly published, the City Commission held a public hearing on _____, 2009 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on second reading (vote: __-__); and,

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 City Commission hereby amends the City of Coral Gables Capital Improvement Element with the updated Capital Improvement Element Comprehensive Plan Amendment.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinance 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 session, 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 Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective _____, 2009.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2009.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES ADOPTING A TEN YEAR WATER SUPPLY FACILITIES WORK PLAN AND AMENDING THE COMPREHENSIVE PLAN TO PROMOTE AND FACILITATE BETTER COORDINATION BETWEEN WATER SUPPLY AND LOCAL LAND USE PLANNING AS REQUIRED BY FLORIDA LAW; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(13) Florida Statutes, requires each local government to address in its comprehensive plan, the water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period; and

WHEREAS, Section 163.3177(4)(a), Florida Statutes, requires coordination of the local comprehensive plan with the water management district's regional water supply plan; and

WHEREAS, the City of Coral Gables recognizes the need for better integration between land use planning and water supply planning; and

WHEREAS, Section 164.3177(6)(c), Florida Statutes, requires that local governments prepare and adopt a 10-Year Water Supply Facilities Work Plan and amend their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update; and

WHEREAS, the City of Coral Gables has proposed amendments to the policies of the Comprehensive Plan; and

WHEREAS, at a public hearing held on May 13, 2009, the Local Planning Agency (Planning and Zoning Board) afforded all interested persons an opportunity to be heard and this request was continued to the June 3, 2009 Local Planning Agency (Planning and Zoning Board) Meeting; and,

WHEREAS, at a public hearing held on June 3, 2009, the Local Planning Agency (Planning and Zoning Board) recommended approval of the 10-Year Water Supply Facilities Work Plan (vote: 5-0); and,

WHEREAS, the City Commission hereby finds that the adoption of this Ordinance is in the best interest and welfare of the residents of the City; and

WHEREAS, the City Commission adopts the 10-Year Water Supply Facilities Work Plan, attached as Exhibit "A", as supporting data and analysis for the comprehensive plan amendments; and

WHEREAS, the City Commission finds the proposed 10-Year Water Supply Facilities

Work Plan and the amendments to its comprehensive plan to be in compliance with and consistent with Florida law and its adopted comprehensive plan; and

WHEREAS, the City Commission, upon first reading of this Ordinance on July 7, 2009, authorized transmittal (vote: _ - _) of the 10-Year Water Supply Facilities Work Plan and amendments to the comprehensive plan to the Department of Community Affairs and review agencies for the purpose of a review in accordance with Sections 163.3184, 163.3187, 163.3189 and 163.3191, Florida Statutes.

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 City Commission hereby amends the City of Coral Gables comprehensive plan with the 10-Year Water Supply Facilities Work Plan and amendments.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinance 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 session, 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 Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective _____, 2009.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2009.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO.

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES ADOPTING 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 LAND USE PLAN; AUTHORIZING TRANSMITTAL TO FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature intends that local planning be a continuous and ongoing process; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of the adopted plan to adequately address changing conditions and state policies and rules; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and

WHEREAS, the City adopted its Evaluation and Appraisal Report on June 26, 2007; and

WHEREAS, on September 7, 2007 the Florida Department of Community Affairs found the adopted EAR sufficient; and

WHEREAS, the City has completed its proposed Evaluation and Appraisal Report-based amendments consistent with the requirements of Chapter 163, Part II, F.S., and Rule 9J-5 and 9J-11, F.A.C.; and

WHEREAS, at a public hearing held on May 13, 2009, the Local Planning Agency (Planning and Zoning Board) afforded all interested persons an opportunity to be heard and this request was continued to the June 3, 2009 Local Planning Agency (Planning and Zoning Board) Meeting; and

WHEREAS, at a public hearing held on June 3, 2009, the Local Planning Agency (Planning and Zoning Board) recommended approval of EAR based amendments (vote: 5-0); and

WHEREAS, the City Commission, upon first reading of this Ordinance, authorized transmittal of the EAR-Based Amendments to the Department of Community Affairs and review agencies for the purpose of a review in accordance with Sections 163.3184, 163.3187, 163.3189 and 163.3191, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF

CORAL GABLES:

SECTION 1. The City Commission hereby approves the City of Coral Gables Comprehensive Plan Evaluation and Appraisal Report (EAR) Based Amendments at the public hearing held on July 7, 2009.

SECTION 2. The City Commission hereby recommends transmittal of the City of Coral Gables Comprehensive Plan EAR-Based Amendments to the Florida Department of Community Affairs in accordance with Florida Statute 163.3191.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. This ordinance shall become effective _____, 2009.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2009.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

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CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES READOPTING THE COMPREHENSIVE PLAN MAP IN ITS ENTIRETY AND CHANGE OF LAND USE MAP DESIGNATION FOR THE PURPOSE OF CORRECTING INCONSISTENCIES BETWEEN COMPREHENSIVE PLAN MAP AND ZONING MAP CLASSIFICATIONS BASED UPON THE CURRENT USE FOR THE FOLLOWING CITY OWNED PROPERTIES:

1. CHANGE FROM “COMMERCIAL, LOW AND MID-RISE INTENSITY” TO “PUBLIC BUILDINGS AND GROUNDS” FOR 285 ARAGON AVENUE (CORAL GABLES MUSEUM) LOCATED ON LOTS 1-4 AND 42-48, BLOCK 34, CORAL GABLES SECTION “K”; AND,
2. CHANGE FROM “NO DESIGNATION” TO “OPEN SPACE” FOR THE PUBLIC OPEN SPACE LOCATED ON ALL OF BLOCK 37, COUNTRY CLUB SECTION 3; AND,
3. CHANGE FROM “RESIDENTIAL (SINGLE-FAMILY) LOW DENSITY” TO “PUBLIC BUILDINGS AND GROUNDS” FOR THE CITY UTILITY STATION LOCATED ON TRACT A, BLOCK 2, HAMMOCK OAKS HARBOR SECTION 2.

PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables launched several critical projects to address future development, including the rewriting of the Zoning Code and Comprehensive Land Use Plan (CLUP) and revising the Zoning Maps and CLUP Future Land Use Map, all of which work together to govern new construction and modifications to structures; and,

WHEREAS, the State of Florida Growth Management Act of 1985 mandates the City adopt a CLUP Map, and Florida law requires that the zoning designation of properties within the City be consistent with the CLUP Map; and,

WHEREAS, pursuant to the provisions of Chapter 163.3194 Florida Statutes, the City shall adopt a schedule for bringing the Zoning Code into conformity with the provision of the most recently adopted comprehensive plan; and,

WHEREAS, City Staff have examined the zoning and land use designations of properties within the City and identified inconsistencies between the Zoning Map and CLUP Map; and,

WHEREAS, THE City is readopting the Comprehensive Land Use Plan Map in its entirety; and,

WHEREAS, Objective 1-1.3 and Policy 1-1.3.4 of the City's CLUP requires achieving compliance with the CLUP Future Land Use Map by reducing the number of inconsistencies between the map and actual land uses, and to examine and revise the Zoning Code to correct any inconsistencies; and,

WHEREAS, as a part of the Zoning Code rewrite, eighteen (18) publicly owned inconsistencies were corrected; and,

WHEREAS, as a part of the Comprehensive Plan rewrite, three (3) City owned inconsistencies shall be corrected; and,

WHEREAS, at a public hearing held on May 13, 2009, the Local Planning Agency (Planning and Zoning Board) afforded all interested persons an opportunity to be heard and this application was continued to the June 3, 2009 Local Planning Agency (Planning and Zoning Board) Meeting; and,

WHEREAS, at a public hearing held on June 3, 2009, the Local Planning Agency (Planning and Zoning Board) recommended approval of the changes of land use (vote: 5-0); and,

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on July 7, 2009 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading (vote: __-__); and,

WHEREAS, after notice of a public hearing being duly published, the City Commission held a public hearing on _____, 2009 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on second reading (vote: __-__); and,

WHEREAS, these requests are considered small scale amendments, and would not require review by the Department of Community Affairs.

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

SECTION 1. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change in the Future Land Use for the following three (3) City owned properties as follows:

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 and adjoining alley, Block 34; Section "K"; and,
2. Change from "No Designation" to "Open Space" for the public open space located on All of Block 37; Country Club Section 3; and,
3. Change from "Residential (Single-family) Low Density" to "Public Buildings and Grounds" for the City utility station located on Tract A, Block 2; Hammock Oaks Harbor Section 2.

SECTION 2. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. This ordinance shall become effective _____, 2009.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2009.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

City of Coral Gables
Capital Improvement Element
Comprehensive Plan Amendment

April 29, 2009

Introduction

The following amendment application consists of proposed revisions to the Capital Improvements Element for the City of Coral Gables. The City is required to adopt a five year capital improvement schedule as part of the Comprehensive Plan. The City departments have worked together to develop the Capital Improvement Program which reflects the proposed capital projects over the next five years.

This amendment consists of updates to the data and analysis required by Florida law and revisions to the City's Capital Improvement Program. The data and analysis consists of the public facilities capacity analysis and revenue and expenditure projections. The amendment includes copies of the current Capital Improvement Program which is adopted into the City's 2009 Comprehensive Plan by reference.

Public Facilities Capacity Analysis

Ensuring the availability of services and infrastructure to serve the existing and future population and land uses is an important function of the City's Comprehensive Plan. The Comprehensive Plan establishes levels of service for key facilities and infrastructure, including transportation, water, sanitary sewer, drainage, solid waste, public education facilities and recreation. The Capital Improvements Program identifies planned and programmed capital improvements that will be implemented by the City and other agencies in order to meet or exceed the Level of Service standards, including those needed to maintain or enhance the quality of life within the City. In order to be financially feasible, revenues adequate to fund the projects identified as "funded" on the Capital Improvements Program must be demonstrated.

The following analysis of facility capacity demonstrates that the proposed capital improvements will maintain the LOS standards of the City.

Potable Water

Existing Potable Water LOS Standard – 294 gallons per capita per day.

Proposed Potable Water LOS Standard – Through the EAR-Based Amendments, the City's Proposed Level of Service Standard for potable water is as follows:

The minimum acceptable Level of Service standards of potable water shall be 165 gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a rated capacity, which is no less than two (2%) above the maximum day flow for the preceding year. Water quality shall meet or exceed all federal, state, and County primary standards for potable water, and system wide storage capacity for finished water shall equal no less than fifteen (15%) of the County wide average daily demand..

The City is provided with potable water services through the Miami-Dade Water and Sewer Department (WASD). The City shall coordinate with WASD on an ongoing basis in the delivery of potable services within its boundaries, and with the South Florida Water Management District in the management of the regional water supply.

The Alexander Orr Water Treatment Plant serves the City. This plant has a capacity of 172 million gallons per day, which will increase to 205 million gallons per day by 2020 as a result of programmed improvements.

The City will meet the proposed Level of Service standard for potable water through the planning period. The City has not programmed any capital improvements related to water facilities.

Sanitary Sewer

Sanitary Sewer LOS Standard –

Existing sanitary sewer systems within the jurisdiction of the City shall be operated at levels of service (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 the following minimum LOS:

- 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 provides sanitary sewer services to the businesses and residents within the City limits. The City ensures that future land development regulations and City policies are consistent with the City's ability to provide sanitary sewer at the adopted level of service standards, including those needed to maintain or enhance the quality of life within the City. The City shall continue to maintain delivery of sewer services within its boundaries on an ongoing basis.

While the City is currently meeting its Level of Service standard for sanitary sewer service, the FY 2008-09 capital improvements budget has programmed \$3,8000,000 in capital improvements related to sanitary sewer facilities. Furthermore, the budget has estimates of \$3,020,000 for FY 2009-10 and \$2,000,000 for FY 2010-11. Improvements include upgrades to sewer pump stations through out the City, gravity sewer lining projects, and replacement of old force mains. The improvements are funded through the City's Sanitary Sewer Fund and Grant Fund.

Drainage

Existing Drainage LOS Standard –

Require projects to be designed to prevent flood damage in accord with applicable law. The SFWMD and Metro Dade County shall be coordinated with to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protection from the degree of flooding that would result for duration of one day during a storm that statistically occurs once in five years. All land on which urban development is to occur shall be filled to meet or exceed the Metro Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All structures shall be constructed at, or above the minimum floor elevations as specified in the Federal Insurance Rate Maps for Coral Gables in Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest. The LOS standard shall be fairly and

equitably applied to all development sites where increased drainage service is required.

Proposed Drainage LOS Standard – Through the EAR-Based Amendments, the City's Proposed Level of Service Standard for stormwater drainage is:

The minimum acceptable Flood Protection Level of Service standards for the City shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm. All structures shall be constructed at, or above, the minimum floor elevation specified in the Flood Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida.

All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/or owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest.

Issuance of any development permit shall require compliance with a stormwater management drainage Level of Service standard of a one in ten-year storm event, while incorporating water quality considerations.

While the City is currently meeting its Level of Service standard for storm drainage service, the FY 2008-09 capital improvements budget has programmed \$150,000 in capital improvements related to stormwater facilities. Furthermore, the budget has estimates of \$200,000 for each year for FY 2009-10 through FY 2013-14. Improvements are for general maintenance purposes and follow the City wide improvement program. The improvements are funded through the City's Stormwater Improvement Fund.

Solid Waste

Solid Waste LOS Standard –

In cooperation with the Miami-Dade County, the City shall provide and maintain a minimum acceptable LOS for solid waste collection at an annual average design generation rate of:

- Five pounds (5 lbs) per capita per day for residential garbage and trash; One half pound (0.5 lbs) per capita per day for residential recycling; and
- Seven pounds (7 lbs) per capita per day for non-residential service.

The City is provides collection and disposal service through the Public Services Department and through a franchisee, Waste Management. The City's solid waste is disposed of at the South Dade Landfill, which is located in South Miami-Dade, or is processed through the Resources Recovery facility. The County's collection and disposal capacity will be sufficient to meet the City's Level of Service Standard and this

is ensured through an interlocal agreement. The County has programmed \$75.83 million in capital solid waste disposal projects to address existing and projected demand, and to further expand capacity. The City therefore does not anticipate any problems in meeting its solid waste Level of Service standard. The City has not programmed any capital improvement projects related to solid waste facilities.

Transportation

Transportation Level of Service Standard – The Town’s adopted Level of Service standard for roadways is as follows:

MINIMUM ROADWAY LOS STANDARDS. The minimum or lowest quality acceptable peak-period* operating Level of Service (LOS) standards for State Principal Arterial, Minor Arterial, County Minor Arterial, and County Collector roads within the City of Coral Gables shall be as herein established: (3243)

Beginning January 1, 1995, the minimum acceptable peak-period LOS standard shall be the following:

- Where no public mass transit service exists, roadways shall operate at or above LOS E; In STA's twenty (20%) of non-State roads may operate below LOS E.
- Where mass transit service having headways of twenty (20) minutes or less is provided within two (2) mile distance, roadways shall operate at no greater than one-hundred twenty (120%) of their capacity;
- Where extraordinary commuter rail or express bus transit service such as commuter rail or express bus service exists, generally parallel roads within 2 miles shall operate at no greater than one-hundred fifty (150%) of their capacity.

** Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.*

CONSTRAINED ROADWAYS. Roadways that are physically or environmentally constrained or legislatively prohibited from expansion due to their valued historic, or cultural character, will be allowed to operate at level of service (LOS) as established for Constrained Facilities; Constrained Roads, and/or non-State roads within an STA, operating above the minimum LOS standard E as of September 1, 1989 shall not operate at a LOS lower than that established under the 1995 standards. The following roads are designated Constrained Facilities:

- U.S. 1 (S. Dixie Hwy., S.R. 5) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- S.W. 40th Street (Bird Road) from Ponce de Leon Blvd. to S.W. 57th Avenue (Red Road).
- S.W. 8th Street (Tamiami Trail) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- S.W. 24th Street (Coral Way) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).

- Old Cutler Road from S.W. 72nd Street (Sunset Drive) to S.W. 57th Avenue (Red Road).
- S.W. 72nd Street (Sunset Drive) from Cartagena Circle to S.W. 57th Avenue (Red Road).
- S.W. 42nd Avenue (LeJeune Road) from Cartagena Circle to U.S. 1 (S. Dixie Hwy., S.R. 5).

Proposed Transportation LOS Standard – Through the EAR-Based Amendments, the City's Proposed Level of Service Standard for transportation is as follows:

MINIMUM ROADWAY LOS STANDARDS. The minimum or lowest quality acceptable peak-period* operating Level of Service (LOS) standards for State Principal Arterial, Minor Arterial, County Minor Arterial, County and City Collector roads within the City the minimum acceptable peak-period LOS standard:

Where public transit service does not exist, roadways shall operate at or above LOS E; Within the Special Transportation Area (STA) twenty (20%) of non-State roads may operate below LOS E.

- Where public transit service having headways of twenty (20) minutes or less is provided within 1/2 mile distance, roadways shall operate at no greater than one-hundred twenty (120%) of their capacity;
- Where commuter rail or express bus public transit service exists, generally parallel roads within 1/2 mile shall operate at no greater than one-hundred fifty (150%) of their capacity.

* *Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.*

CONSTRAINED ROADWAYS. Roadways that are physically or environmentally constrained or legislatively prohibited from expansion due to their valued historic, or cultural character, will be allowed to operate at LOS above the minimum established LOS standards. These roadways will continue to operate at such a level that significant degradation does not occur based on conditions existing at the time of local government comprehensive plan adoption. For roadways in urbanized areas such as the City, significant degradation means (1) an increase in average annual daily traffic of 10 percent above the maximum service volume, or (2) a reduction in operating speed for the peak direction in the 100th highest hour of 10 percent below the speed of the adopted LOS standard. The following roads are designated Constrained Facilities:

- **U.S. 1** (S. Dixie Hwy., S.R. 5) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- S.W. 40th Street (Bird Road) from Ponce de Leon Blvd. to S.W. 57th Avenue (Red Road).
- S.W. 8th Street (Tamiami Trail) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- S.W. 24th Street (Coral Way) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).

- Old Cutler Road from S.W. 72nd Street (Sunset Drive) to S.W. 57th Avenue (Red Road).
- S.W. 72nd Street (Sunset Drive) from Cartagena Circle to S.W. 57th Avenue (Red Road).
- S.W. 42nd Avenue (LeJeune Road) from Cartagena Circle to U.S. 1 (S. Dixie Hwy., S.R. 5).

The City's existing and programmed transportation system, including existing and projected Levels of Service and programmed improvements, is described in the adopted City of Coral Gables 2006 (as revised June, 2007) Evaluation and Appraisal Report. Due to the fact that the City is substantially built out, there is little opportunity for the construction of new roadways or expansion of existing roadways except local roads in developing areas. Transit and non-motorized transportation options need to be maximized in order to reduce congestion of the roadway system, particularly given the challenges presented by continued population growth. The Comprehensive Plan's emphasis on mixed-use and transit-oriented development patterns, as envisioned by the Future Land Use Map and districts, is intended to reflect this focus and promote viable multi-modal transportation options.

The Capital Improvement Program includes funding for numerous local transportation projects such as installation of traffic calming devices and maintaining the roadways through the annual roadway improvement program. The FY 2008-09 committed funding is \$1,165,000, while FY 2009-10 through FY 2012-13 are programmed for \$1,525,000 for each year, with FY 2013-14 programmed for \$1,425,000. These funds are from the Capital Improvement fund and the Roadway Improvement fund. Additionally, there is \$1,364,000 for FY 2008-09 General Obligation Bond funding programmed for streetscape improvements which will include the widening of sidewalks and landscaping to enhance pedestrian areas on Miracle Mile.

The City's roadway improvements includes projects that are funded by other agencies, the following transportation analysis describes improvements that are funded through the Miami-Dade Metropolitan Planning Organization TIP program and will contribute to the City reaching and maintaining adopted LOS standards.

Table A
Miami-Dade County TIP Projects within the City of Coral Gables

Project Number	Facility	Limit	Project Description	Year Funded	Phase of Funding	Funding (in \$000s)
PW000518	Ponce De Leon Blvd.	Alcazar Ave to SW 8 St	Add left turn lanes	2008-2009	Const.	1,000
DT4180931	SR 976/SW 40 St	SW 57 Ave to W of SW 38 Ave	Resurfacing	2008-2009	Const.	4,736
DT4227231	SR 959/SW 57 Ave	SR 976/SW 40 St to SR 90/SW 8 St	Flexible Pavement Reconstruction	2011-2012	Const.	353 / 5,905
PW000525	Coral Way	Anderson Rd	Roundabout	2010-2011	Const.	200
PW0000153	Coral Way	Segovia St	Roundabout	Design Completed/ Prior Year Funding Const.		
PW000524	Segovia St	Biltmore Way	Roundabout	Prior Year	Const.	350

PW0000179	De Soto Fountain	Intersection of Granada Blvd.	Traffic Study and Design of a Roundabout	Prior Year	PE	200
PW000523	Granada Blvd	Bird Rd	Intersection Improvements	Design Completed/ Prior Year Funding Const.		100
TA4180841	Overpass at University Station		Pedestrian Overpass	2009-2010-2011	Cap	1,000; 1,000 / 1,045;1,045
PW0000154	Blue Road	San Amaro Dr	Roundabout	Design Completed/ Prior Year Funding Const.		125
PW0000155	Blue Road	Alhambra Circle	Roundabout	Design Completed/ Prior Year Funding Const.		125
PW1000017	US-1	Red Rd	Extension: LT lane NB			

In addition to these transportation improvements, the City will continue to mitigate traffic impacts through a variety of traditional and innovative management and planning strategies that include:

Gables Redevelopment Infill District (GRID): No development that increases intensity/density may take place outside of the GRID if it impacts a failing roadway. While the City's GRID allows development within its boundaries to move forward regardless of a roadway's LOS, the City requires ALL developments that increase intensity/density to complete a Traffic Impact Analysis and provide appropriate traffic mitigation to help offset the impacts to the roadway and traffic circulation.

Traffic Mitigation: Traffic Mitigation is required of all projects shown to negatively impact the City's roadways, regardless of whether the roadway is located within the GRID or not. Mitigation measures include the following:

- Intersection Improvements
- Traffic Calming
- Roadway Signage, Lighting, and other improvements
- Transit Improvements

Trolley/Transit: The City continues to encourage and promote the use of transit to, from and within the City. Consistent with this policy, in 2003 the City began to finance and operate a high frequency trolley service. The trolley runs along Ponce de Leon Boulevard from the Douglas Metrorail Station to Southwest Eighth Street. This service runs every 10 to 15 minutes from Monday-Thursday: 6:30 a.m. - 8 p.m., Friday: 6:30 a.m. - 10 p.m. The trolley is very popular among commuters and students due to the regional connection provided by Metrorail station. The trolley averages over 4,000 riders per day. The City is considering expansion plans to serve additional areas of the City, including service to/from Flagler Street, a major County arterial and transit corridor.

Mixed-Use, Transit Oriented Development, Pedestrian-Oriented Design: The City continues to encourage mixed-use and transit/pedestrian oriented developments that encourage alternative modes of transportation, such as walking, biking and/or transit.

Recreation and Open Space

Existing Recreation and Open Space LOS Standard –

Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable Level of Service standards for recreation and open space are as herein provided. (3243)

RECREATION FACILITY	STANDARD	PARKS	STANDARD (Acres per 1,000 residents)
Golf Course	9 holes per 25,000 residents	Special Purpose	3.00
Tennis Courts	1 court per 2,000 residents	Neighborhood	0.75
Racquetball Courts	1 court per 11,500 residents	Mini-park	0.04
Basketball Courts	1 court per 5,000 residents	Open Space	0.10
Ball Diamonds	1 field per 5,600 residents	Active	0.30
Playing Fields	1 field per 5,600 residents	Passive	0.30
Swimming Pools	1 pool per 50,000 residents		
Equipped Play Area	1 area per 5,000 residents		

Proposed LOS Standard – Through the EAR-Based Amendments, the City's Proposed Level of Service Standard for Recreation and Open Space are:

Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable Level of Service standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards:

Recreation facilities per resident:			
Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:		
Park Type	Acreage/Mile age	Service Radius
Urban Open Spaces	0 - .25	5 minute walk or 0.25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

Urban Open Space is understood to mean those areas designated in the City which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvement. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as linear, vest pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks are understood to mean those designated areas that are “walk-to” facilities where residents may walk or bicycle to the park within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to, field games, court games, sports fields, playground apparatus area, picnic area, landscaping and gardens or senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Facilities are understood to mean an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community.

District/Regional Parks are understood to mean an area selected for its natural and ornamental quality and its suitability and regionally-based recreational activities. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses.

The City is maintaining the existing LOS standards in all categories of facilities with the exception of “racquetball courts”, although this will no longer be an issue when the City adopts the proposed service radius based LOS standard. All areas of the City will meet the proposed radius standard with the exception of one small pocket in the northwest, close to the city boundary. This area will be a top priority for land acquisition in order to meet the LOS standard throughout the entire City.

The current Capital Improvement Program includes \$928,118 in Estimated Funds Remaining from previous years for the purpose of land acquisition for public parks and plazas. This funding is provided through the Miami-Dade General Obligation Bonds.

Public School Facilities

Public School Facilities Level of Service Standard –

Beginning January 1, 2008, the adopted level of service (LOS) standard for all public school facilities within and served by the City of Coral Gables 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. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

The State's growth management requirements now mandate the inclusion of public schools as a component of concurrency management and comprehensive planning. The City includes an Education Element in the EAR Based Amendments to the Comprehensive Plan, including a Level of Service Standard, to address these requirements.

The City is meeting the Level of Service Standard for public schools through the planning period. The City has not programmed any capital improvement projects related to public school facilities.

Sources of Revenue and Forecast of Expenditures

The Coral Gables 2008-2014 Capital Improvement Program reflects a citywide capital investment strategy for the 2008-2009 fiscal year and for the five-year period 2009-2014. A multi-year Capital Improvement Program is required by Florida State Statute and is necessary in order to financially plan ahead to insure that sufficient funds are available for capital projects.

Revenue

The FY 08/09 proposed budget includes previously funded capital projects that will be carried forward into the 2008-2009 fiscal year totaling \$13,160,133.

The approved 2008-2014 Capital Improvement Program is included as an attachment to this Capital Improvement Element Amendment. The projects within 16 categories of planned facility improvements are detailed in the attached document. The program includes the funding source, the anticipated budget per year and the project descriptions.

The following table illustrates the revenue sources for FY 2008-09 programmed capital improvements.

Table B
Funding Summary
FY 2008/09 Capital Improvements

	Estimated Funds Remaining from previous years	FY 2008-09	Unfunded Projects
Capital Improvement Fund (CI)	\$3,415,175		\$3,631,000

General Obligation Bond (GOB)	\$5,931,902		
Grant Fund (GR)		\$1,250,000	\$50,000
Homeland Security Fund (HF)			\$384,400
Law Enforcement Trust Fund (LE)			\$200,000
Parking System Fund (PS)	\$928,474		
Roadway Improvement Fund (RI)	\$219,239	\$1,165,000	\$300,000
Sanitary Sewer Fund (SE)	\$2,218,644	\$2,550,000	\$500,000
Stormwater Improvement Fund (SW)	\$446,699	\$150,000	
Transportation Sales Tax Fund (TS)			\$36,000
Totals:	\$13,160,133	\$5,115,000	\$5,101,400

Expenditures

The Capital Improvement projects funded through the City's Capital Improvement Program consist of the following 16 categories:

- Alley Improvements
- Bridge Improvements
- Facility Improvements
- Golf Course Improvements
- Historic Entrances & Plazas
- Historic Facility Restoration
- Homeland Security
- Park Improvements
- Parking Improvements
- Property Acquisition
- Sanitary Sewer Improvements
- Sidewalk Improvements
- Storm Sewer Improvements
- Street Improvements
- Streetscape Improvements
- Waterway Improvements

The forecast of expenditures through the City of Coral Gables Capital Improvement Program for FY 2008-09 through FY 2013-14 consist of projects that will contribute to achieving the adopted LOS standards and those that will otherwise further the achievements of the City's comprehensive plan. The Capital Improvements Plan for FY 2009-10 through FY 2013-14 is a compilation of the potential projects which represents a potential investment of \$23,790,000 and is used as a guideline to assist the City Administration in long-range financial planning. The projects listed in this amendment also include projects funded by other agencies which are responsible for maintaining those facilities, such as the State and County owned roadways.

Table C
Expenditure Summary
Coral Gables Capital Improvements Program
FY 2008/09 to FY 2013/14 (Committed and Planned)

Program	Funding	Previous	Fiscal	Unfunded	Fiscal	Fiscal	Fiscal	Fiscal	Fiscal
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	<u>Source</u>	<u>Years Funding</u>	<u>Year</u>	<u>Projects</u>	<u>Year</u>	<u>Year</u>	<u>Year</u>	<u>Year</u>	<u>Year</u>
			<u>08/09</u>		<u>09/10</u>	<u>10/11</u>	<u>11/12</u>	<u>12/13</u>	<u>13/14</u>
<u>Alley Improvements</u>	<u>CI</u>	<u>\$257</u>							
<u>Bridge Improvements</u>	<u>CI</u>				<u>\$205</u>	<u>\$75</u>	<u>\$75</u>	<u>\$75</u>	
<u>Facility Improvements</u>	<u>CI, GOB, GR, LE, TS</u>	<u>\$3,641</u>		<u>\$3,917</u>	<u>\$1,545</u>			<u>\$10</u>	
<u>Golf Course Improvements</u>	<u>CI</u>	<u>\$123</u>							
<u>Historic Entrances & Plazas</u>	<u>CI</u>	<u>\$884</u>			<u>\$250</u>				
<u>Historic Facility Restoration</u>	<u>CI</u>	<u>\$56</u>			<u>\$205</u>				
<u>Homeland Security</u>	<u>GOB, HS</u>	<u>\$1,497</u>		<u>\$384</u>	<u>\$95</u>				
<u>Park Improvements</u>	<u>GOB</u>	<u>\$365</u>							
<u>Parking Improvements</u>	<u>PS, CI</u>	<u>\$928</u>			<u>\$560</u>	<u>\$150</u>			
<u>Property Acquisition</u>	<u>GOB</u>	<u>\$928</u>							
<u>Sanitary Sewer Improvements</u>	<u>SE, GR</u>	<u>\$2,219</u>	<u>\$3,800</u>	<u>\$500</u>	<u>\$3,020</u>	<u>\$2,000</u>			
<u>Sidewalk Improvements</u>	<u>CI</u>	<u>\$113</u>			<u>\$700</u>	<u>\$200</u>	<u>\$200</u>	<u>\$200</u>	<u>\$200</u>
<u>Storm Sewer Improvements</u>	<u>SW</u>	<u>\$447</u>	<u>\$150</u>		<u>\$200</u>	<u>\$200</u>	<u>\$200</u>	<u>\$200</u>	<u>\$200</u>
<u>Street Improvements</u>	<u>CI, RI</u>	<u>\$338</u>	<u>\$1,165</u>	<u>\$300</u>	<u>\$1,525</u>	<u>\$1,525</u>	<u>\$1,525</u>	<u>\$1,525</u>	<u>\$1,425</u>
<u>Streetscape Improvements</u>	<u>GOB</u>	<u>\$1,364</u>							
<u>Waterway Improvements</u>	<u>GR</u>				<u>\$400</u>	<u>\$1,500</u>			
<u>Yearly Total</u>		<u>\$13,160</u>	<u>\$5,115</u>	<u>\$5,101</u>	<u>\$12,305</u>	<u>\$5,650</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$1,825</u>

Note: Amounts in Thousands of Dollars

Table D
Miami-Dade County
Capital Improvement Plan (Committed and Planned Sources)
FY 2008/09 to FY 2013/14

Miami-Dade County TIP Projects within the City of Coral Gables

<u>Project Number</u>	<u>Facility</u>	<u>Limit</u>	<u>Project Description</u>	<u>Year Funded</u>	<u>Phase of Funding</u>	<u>Funding (in \$000s)</u>
<u>PW000518</u>	<u>Ponce De Leon Blvd.</u>	<u>Alcazar Ave to SW 8 St</u>	<u>Add left turn lanes</u>	<u>2008-2009</u>	<u>Const.</u>	<u>1,000</u>
<u>DT4180931</u>	<u>SR 976/SW 40 St</u>	<u>SW 57 Ave to W of SW 38 Ave</u>	<u>Resurfacing</u>	<u>2008-2009</u>	<u>Const.</u>	<u>4,736</u>
<u>DT4227231</u>	<u>SR 959/SW 57 Ave</u>	<u>SR 976/SW 40 St to SR 90/SW 8 St</u>	<u>Flexible Pavement Reconstruction</u>	<u>2011-2012</u>	<u>Const.</u>	<u>353 / 5,905</u>
<u>PW000525</u>	<u>Coral Way</u>	<u>Anderson Rd</u>	<u>Roundabout</u>	<u>2010-2011</u>	<u>Const.</u>	<u>200</u>
<u>PW0000153</u>	<u>Coral Way</u>	<u>Segovia St</u>	<u>Roundabout</u>	<u>Design Completed/ Prior Year Funding Const.</u>		
<u>PW000524</u>	<u>Segovia St</u>	<u>Biltmore Way</u>	<u>Roundabout</u>	<u>Prior Year</u>	<u>Const.</u>	<u>350</u>

<u>PW0000179</u>	<u>De Soto Fountain</u>	<u>Intersection of Granada Blvd.</u>	<u>Traffic Study and Design of a Roundabout</u>	<u>Prior Year</u>	<u>PE</u>	<u>200</u>
<u>PW000523</u>	<u>Granada Blvd</u>	<u>Bird Rd</u>	<u>Intersection Improvements</u>	<u>Design Completed/ Prior Year Funding Const.</u>		<u>100</u>
<u>TA4180841</u>	<u>Overpass at University Station</u>		<u>Pedestrian Overpass</u>	<u>2009-2010-2011</u>	<u>Cap</u>	<u>1,000: 1,000 / 1,045:1,045</u>
<u>PW0000154</u>	<u>Blue Road</u>	<u>San Amaro Dr</u>	<u>Roundabout</u>	<u>Design Completed/ Prior Year Funding Const.</u>		<u>125</u>
<u>PW0000155</u>	<u>Blue Road</u>	<u>Alhambra Circle</u>	<u>Roundabout</u>	<u>Design Completed/ Prior Year Funding Const.</u>		<u>125</u>
<u>PW1000017</u>	<u>US-1</u>	<u>Red Rd</u>	<u>Extension: LT lane NB</u>	-	-	-

Miami-Dade County LRTP Projects within the City of Coral Gables

<u>Priority</u>	<u>Facility</u>	<u>Limit</u>	<u>Project Description</u>	<u>Year Funded</u>	<u>Phase of Funding</u>	<u>Funding (in \$000s)</u>
<u>I</u>	<u>Ponce de Leon Blvd</u>	<u>Almeria Ave to Alcazar Ave</u>	<u>Add left turn lanes</u>	<u>08/09</u>	<u>Const.</u>	<u>\$100</u>
<u>II</u>	<u>Coral Way</u>	<u>SW 132 Ave to US-1</u>	<u>ITS*</u>	<u>09/10</u>		
<u>II</u>	<u>Bird Rd</u>	<u>SW 132 Ave to US-1</u>	<u>ITS*</u>	<u>09/10</u>		
<u>II</u>	<u>Tamiami Trail</u>	<u>HEFT to US-1</u>	<u>ITS*</u>	<u>09/10</u>		
<u>II</u>	<u>Flagler St</u>	<u>HEFT to US-1</u>	<u>ITS*</u>	<u>09/10</u>		
<u>II</u>	<u>SW 42 Ave</u>	<u>US-1 to NW 79 St</u>	<u>ITS*</u>	<u>09/10</u>		
<u>IV</u>	<u>Douglas Rd Corridor</u>	<u>Douglas Rd Metrorail Station to MIC</u>	<u>Premium Transit</u>	<u>11/12</u>	<u>Planned</u>	

* Includes CCTV, Roadway Sensors, Arterial Dynamic Message Signs, Wireless Communication

Table E
Florida Department of Transportation
Capital Improvement Plan (Committed and Planned Sources)
FY 2008/09 to FY 2013/14

<u>FDOT Item #</u>	<u>Facility</u>	<u>Limit</u>	<u>Project Description</u>	<u>Funding Year</u>	<u>Phase of Funding</u>	<u>Funding (in \$000s)</u>
<u>419496-1</u>	<u>SR/90/US-41/Tamiami Trail</u>	<u>From MP 0 to 10 & MP 24.7 to 25.7</u>	<u>Safety Project</u>	<u>2009</u>	<u>Construction/Construction Support</u>	<u>2,549: 413</u>
<u>422723-1</u>	<u>SR 959/SW 57 Ave</u>	<u>SR 972/SW 24 St to SR 90/SW 8 St</u>	<u>Flexible Pavement Reconstruction</u>	<u>2009 / 2012</u>	<u>PD&E, Preliminary Engineering/Construction</u>	<u>3: 38 / 5,705</u>

<u>418093-1</u>	<u>SR 976/SW 40 St</u>	<u>SW 57 Ave to W of SW 38 Ave</u>	<u>Resurfacing</u>	<u>2009 / 2010</u>	<u>Preliminary Engineering, Construction/Construction Support</u>	<u>81; 3,900; 38 / 325</u>
<u>424220-1</u>	<u>SR 959/Red Rd/SW 57 Ave</u>	<u>SW 24 St to SW 22 St</u>	<u>Drainage Improvements</u>	<u>2009</u>	<u>Construction Support</u>	<u>36</u>
<u>407633-1</u>	<u>SR 953/Lejeune Rd</u>	<u>SR 5/US-1 to SW 16 St</u>	<u>Resurfacing</u>	<u>2009</u>	<u>Railroad & Utilities</u>	<u>200</u>

Note: Amount in Thousands

CM: Congestion Management

DS: State Primary Highways

LF: Local Funds

PE: Preliminary Engineering

CST: Construction

DIH: State In-House Project Support

SE: Surface Transportation Enhancements

PTPBP: People's Transportation Plan Bond Program

SN: Safe Neighborhood Parks Bond Program

QNIP: Quality Neighborhood Improvements Program

BBCBP: Building Better Communities Bond Program

^{1(T)}: Project will contribute to achieving the LOS standard for Transportation

^{1(R)}: Project will contribute to achieving the LOS standard for Recreation and Open

Space

²: Project will otherwise further the achievement of the Growth Management Plan and its goals, objectives and policies

CITY OF Coral Gables, FLORIDA

10 YEAR WATER SUPPLY FACILITIES WORK PLAN

Prepared By:

City of Coral Gables Planning Department

April 27, 2009

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1.0 INTRODUCTION

The purpose of the City of Coral Gables 10 Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans to adopt a Work Plan is August 15, 2008.

Residents of the City of Coral Gables obtain their water directly from the Miami-Dade County Water and Sewer Department (WASD), which is responsible for ensuring that enough capacity is available for existing and future customers.

The City of Coral Gables 10 Year Water Supply Facilities Work Plan (Work Plan) will reference the initiatives already identified in Miami-Dade County's 20-year Work Plan since the City is a retail buyer. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The City of Coral Gables Work Plan will comply with this standard and will be incorporated into the Comprehensive Plan as a sub-element of the Community Services and Facilities Element. Additionally, new and revised objectives and policies will be incorporated into the comprehensive plan to ensure consistency with the Work Plan.

The City's Work Plan is divided into five sections:

- Section 1 – Introduction
- Section 2 – Background Information
- Section 3 – Data and Analysis
- Section 4 – Work Plan Projects/Capital Improvement Element/Schedule
- Section 5 – Goals, Objectives, Policies

1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S., effective July 1, 2005]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S., effective July 1, 2005]. This "water supply concurrency" is now in effect, and local governments should be complying with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "City of Coral Gables Community Services and Facilities Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
 - c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(c), F.S.]

5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element (City of Coral Gables Natural Resources Element) to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]

If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (13), F.S.]

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1., F.S.]
8. Address in the EAR, the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2)(1), F.S.]

2.0 BACKGROUND INFORMATION

2.1 Overview

The City of Coral Gables boundaries encompass an area approximately 14 square miles bounded generally by SW 37th Avenue, LeJuene Road, and Biscayne Bay to the east and south, Red Road to the west, and SW 8th Street to the north. The City's is surrounded by unincorporated Miami-Dade County, West Miami, South Miami, Pinecrest and Palmetto Bay to the west, The City of Miami to the north and east, and Biscayne Bay to the south and east.

The City is substantially built-out. Between 1990 and 2000, the City's population grew from 41,436 to 42,202, an increase of 1.8 percent. In the 2007 EAR it was estimated that the City's population has increased to 46,561 residents. This population growth is reflective of the fact that the City is substantially built-out, with future development potential and population growth limited by the scarcity of vacant and some redevelopment opportunities. The potential expansion of the City's current boundaries through annexations is the only factor which might result in significant population increase during the planning period although this is not likely to occur.

In 2007, an evaluation of existing gross acreage by land uses revealed that 3,671 acres or 53.9% of the total gross acreage in the city is dedicated to residential use. The remaining gross acreages are allocated to non-residential such as commercial (4%); university (3.3%); industrial (0.9%); educational (1.1%); park and recreation, (14.7%); open space (0.7%); conservation (17.5%); public buildings and grounds (0.8%); hospital (0.1%); and; religious/institutional (2.3%). The City does not anticipate substantial increases in land area in the near future due to annexation. In the meantime, the residential and non-residential growth rate is anticipated to be minimal for the next 10 to 20 years. In 2007, the City's Building Department records indicated that 50 permits were issued for new residential construction, 2 permits for commercial construction and 1 permit for mixed-use construction.

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule making to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

3. DATA AND ANALYSIS

3.1 Population Projection Information

The City's existing and future population figures are derived from Miami-Dade County Planning and Zoning Department and BEBR. Between 1990 and 2000, the City of Coral Gables population grew from 41,436 to 42,202, an increase of 1.8 percent. By 2010, the City's population is anticipated to increase to 46,916; 2015 to 49,022; and 2020 to 51,036 (source: University of Florida, BEBR, Shimberg Center for Housing Studies). This relatively minor population growth is reflective of the fact that the City is substantially built-out, with future development potential and population growth limited by the scarcity of vacant and developable land.

The Miami-Dade County's 20-year Water Supply Facilities Work Plan population projections for the City of Coral are found in Exhibit C-1 "Water Supply Service Area, Retail Customers by Municipality" of the County's Water Supply Work Plan and are not consistent with the population projections from the University of Florida, see Table A below.

Table A

**Population Projection
Comparison for Coral Gables**

Year	Estimates for City of Coral Gables from Shimberg Center of UF	MDWASD 20-year Water Supply Facilities Work Plan
2007	46,561*	50,817
2010	46,916	51,360
2015	49,022	52,265
2020	51,036	53,007

*Estimate from 2007 City of Coral Gables adopted EAR

For the purposes of water supply planning, the MDWASD population figures will be utilized. The population projections will be revisited after 2010 Census figures are available.

3.2 Maps of Current and Future Areas Served

The map depicting current and future City boundaries served by the MDWASD are provided in Figure 1.

3.3 Potable Water Level of Service Standard

The Coral Gables existing Level of Service standard for potable water and fire protection are as follows:

Policy 4-4.1.5: WATER SYSTEM LOS STANDARDS. The minimum acceptable Level of Service standards of potable water shall be two-hundred ninety-four (294) gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a rated capacity, which is no less than two (2%) above the maximum day flow for the preceding year. Water quality shall meet or exceed all federal, state, and County primary standards for potable water, and system wide storage capacity for finished water shall equal no less than fifteen (15%) of the County wide average daily demand.

Policy 4-4.1.6 LOS STANDARDS FOR FIRE PROTECTION. The minimum acceptable Level of Service standards for fire flows shall be maintained at not less than:

- ***500 gpm in single family residential areas of densities of less than 5.8 units per acre;***

- 750 gpm in single family and duplex residential areas at densities of 5.8 dwelling units per acre or more;
- 1500 gpm in multi-family residential and low intensity commercial areas of two floors or less; and
- 3000 gpm in all other commercial and industrial areas.

Automatic fire suppression systems shall be required in all buildings of six floors or more.

Miami-Dade consumption rates are based on an Average Annual Daily Flow (AADF) for finished water of 155 gallons per capita per day (5-Year Water Efficiency Plan Goal). Currently the City of Coral Gables utilizes slightly more potable water than projected on a per capita basis by MDWASD as part of the settlement with SFWMD in order to obtain the Consumptive Use Permit (Re-Issue 13-00017-W).

The City's recent consumptive use rates are showing a downward trend based on per capita water usage. The City will continue to encourage the reduction of annual average per person demand pursuant to Objective ____ of the Comprehensive Plan.

Table B
City of Coral Gables
Historic Water Usage Rates

	2005	2006	2007	2008
Population Served	44,558*	45,561**	50,817***	51,000***
Demand per Capita (gallons per day)	184	181	175	156
Avg. Daily Demand (million gallons per day)	8.2	8.2	8.9	7.9
Current City LOS standard (million gallons per day)	13.1	13.4	14.9	14.9
MDWASD AADF (million gallons per day)	NA	NA	7.8	7.9
A. Orr Plant Capacity (million gallons per day)	NA	NA	248	248

* Source: Shimberg Center, UF

** Source: City of Coral Gables 2007 EAR

*** MDWASD Water Supply Facilities Work Plan

The existing City of Coral Gables Level of Service standard of 294 gallons per capita per day is much higher than the average daily demand of 156 gallons per capita per day. Furthermore, the City is experiencing a downward trend that is expected to continue due to the area wide mandatory water restrictions in conjunction with other water conservation measures. Therefore the City will adopt a new standard as part of the amendments associated with the Water Supply Work Plan. The new Level of Service Standard will be 165 gallons per capita per day.

3.4 Population and Potable Water Demand Projections by Each Local Government or Utility

Table C
Existing and Projected Potable Water Demand
for the City of Coral Gables

Source: Miami-Dade County Water Supply Facilities Work Plan, 2008

	2007	2010	2015	2020
Population Served	50,817	51,360	52,265	53,007
Demand per Capita (gallons per day)	175	165	165	165
Avg. Daily Demand (million gallons per day)	8.9	8.5	8.6	8.7
MDWASD Projected AADF (million gallons per day)	7.8	7.9	8.1	8.2
MDWASD System Wide Demand	348.9	354.9	378.0	396.8
Coral Gables Demand as % of County	2.3	2.2	2.1	2.0
A. Orr Plant Capacity (million gallons per day)	248	248	248	248

The City will adopt a new lower LOS level of 165 gallons per capita per day which is 2% of the total County demand for water. The City will work with the County and the SFWMD to further refine population projections and revisit the LOS standard during the five year update to the 10-Year Water Supply Facilities Work Plan and also through the next scheduled Evaluation and Appraisal Report of the City's Comprehensive Plan.

3.6 Water Supply Provided by Other Entities

The Miami-Dade County 20-Year Water Supply Facilities Work Plan is attached as Appendix A. The intent of the County Work Plan is to meet the statutory requirements mentioned in subsection 1.2 of this plan and to coordinate the WASD's water supply initiatives with the SFWMD's *Lower East Coast Water Supply Plan Update*.

The WASD's service area is all portions of Miami-Dade County within the Urban Development Boundary (UDB), excluding all or portions of North Miami, North Miami Beach, Aventura, Sunny Isles, Biscayne park, Miami Gardens, Homestead and Florida City. The areas within the Urban Expansion are included in the planning horizon after 2015. The following summarizes Miami-Dade County's Work Plan:

- Description of population and water demand projections (Exhibit C-1 and C-2, Water Supply Service Area, Retail and Wholesale Customers, respectively, by Municipality provides municipal population projections and projected AADF "Annual Average Daily Flow" finished water based on 155 gallons per capita per day (gpcd). The population information was derived from Miami-Dade County Department of Planning and Zoning Transportation Analysis Zone (TAZ) 2004 population data. This subsection also provides a brief discussion of WASD's conservation and reuse programs.);
- The Water Supply Facilities Work Plan details the facilities and proposed alternative water supply (AWS) projects that are planned in order to meet the water demands through 2027. These projects are expected to be completed in increments consistent with the projected growth set forth in the Plan. The AWS projects and annual average daily demand (AADD) assumes that all current wholesalers will

remain in the WASD system through 2027, except for the City of North Miami Beach. The AWS projects are included in the County's Capital Improvement Element.

In the 20-Year Work Plan, the WASD is committed to meet the water demand for the municipalities within the service area. The City of Coral Gables is served by the Alexander Orr, Jr. sub-area water treatment plant. This sub-area is comprised of a high pressure system with two major piping loops. This sub-area delivers water to nearly all of Miami-Dade County south of Flagler Street to SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.16 MGD; and West -32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield and the Southwest Wellfield). These wells have a total capacity of 25.20 MGD. WASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the WASD designed an ultra-violet (UV) light disinfection system for each ASR site to treat the Biscayne aquifer water before injecting in the Floridan Aquifer.

3.7 Conservation

Typically, water conservation programs are initiated at the local level, by either municipal water utilities or regional governments. Presently, water utilities are saving substantial amounts of water through strategic water-efficiency programs and Best Management Practices (BMP) included in their Water Use Efficiency Plan. The savings from water conservation often translate into more potable water available for residential and non-residential use, capital and operating savings, which allow systems to defer or avoid significant expenditures for water supply facilities and wastewater facilities.

The City of Coral Gables is in full support of the water conservation initiatives adopted by the SFWMD and Miami-Dade County. The County 20-year Water Use Efficiency Plan identifies approximately 20 mgd of water saved through the year 2027. This Plan identifies the County efforts to promote water conservation including BMPs. The BMPs identified in the Plan are based on population characteristics and type of service for each municipal service area. The County anticipates that the implementation of all BMPs in MDWASD's service area will result in a reduction in per capita usage. In addition, the County will establish per capita consumption for all municipalities including those in WASD's retail customer service area. Based on this data, WASD will work with the municipalities to address those with higher than average per capita and will target programs for those areas. The County has also developed recommendations for new development to achieve higher use water savings than currently required by code. The Board of County Commissioners adopted the Water Use Efficiency Ordinance 08-14 which created Section 8-31 of the Code of Miami-Dade County on February 5, 2008, and amended by ordinance on September 2, 2008. These water efficiency recommendations represent an additional

30 percent to the water savings identified in the 20-year Water Use Efficiency Plan. The County anticipates that the implementation of the BMPs identified in the 20-year Water Use Efficiency Plan will result in an adjusted system wide per capita of 147.82 gpcd by year 2027.

While the City is not responsible for the Comprehensive Everglades Restoration Project, it is supportive of the regional water conservation efforts related to this regional rehydration of the Florida Everglades. The City is also supportive of mandating yard water restrictions that have been directed by the South Florida Regional Water Management District. There are no water conservation projects identified in the City's Capital Improvement Element or Capital Improvement Program.

The City will continue to coordinate future water conservation efforts with WASD and SFWMD to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation in a cost-effective and environmentally sensitive manner. The City will continue to actively support SFWMD and Miami-Dade County in the implementation and enforcement of new regulations or programs that are designed to conserve water.

3.7.1 County-wide Issues

The Miami-Dade Water Use Efficiency Plan

Currently, the WASD is implementing all Best Management Practices (BMPs) included in the 20-year Water Use Efficiency Plan, which was approved by the South Florida Water Management District in May 2007.

Per Capita Consumption

Furthermore, the WASD will establish per capita consumption for all municipalities including those in its retail customer service area. Based on this data, the WASD will work with the municipalities to address those with higher than average per capita and will target programs for those areas. The County anticipates that the implementation of the BMPs identified in the 20-year Water Use Efficiency Plan will result in an adjusted system wide per capita of 147.82 gpcd by 2027.

3.8 Reuse

The City will support the SFWMD and Miami-Dade County water reuse projects, and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water. There are no water reuse projects identified in the City's Capital Improvement Element or Capital Improvement Program.

3.8.1 Regional and County-wide Issues

State law supports reuse efforts. For the past years, Florida's utilities, local governments, and water management districts have led the nation in implementing water reuse programs

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that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250(1) F.S. provides that “water reuse programs designed and operated in compliance with Florida’s rules governing reuse are deemed protective of public health and environmental quality.” In addition, Section 403.064(1), F.S., provides that “reuse is a critical component of meeting the state’s existing and future water supply needs while sustaining natural systems.”

The City of Coral Gables supports water reuse initiatives under consideration by both the SFWMD and Miami-Dade County. The County has committed to implement a total of 170 MGD of water reuse as noted in the County’s 20-year water use permit. In the 20-year Work Plan, the County identified a number of water reuse projects and their respective schedule. According to the Plan, “reuse projects to recharge the aquifer with highly treated reclaimed water will be in place before additional withdrawals over the base condition water use are made from the Alexander Orr and South Dade subarea wellfields. In addition, reuse irrigation projects are anticipated for the North and Central District Wastewater Treatment Plants. These projects will be implemented in the Cities of North Miami and North Miami Beach, and are currently under construction for Key Biscayne.”

4.0 CAPITAL IMPROVEMENTS

4.1 Work Plan Projects and Capital Improvements Element/Schedule

The City is within Miami-Dade County WASD service area which provides potable water and sanitary sewer services. As discussed the potable water and sanitary sewer systems have adequate capacity to meet the needs of current and future residents. The City of Coral Gables has no water facility projects planned. The projects listed below are from the Miami-Dade County Work Plan, the Miami-Dade Capital Improvement Element/Schedule and Alternate Water Supply and Wastewater Reuse Projects Table.

Table 1
Alternative Water Supply and Wastewater Reuse Projects 2007-2030

Project No/ CIE Table. ¹	Project Name ²	Project Description	Construction Timeframe	Estimated Cost (\$million)
Alternative Water Supply Projects				
17, Table 12	South Miami Heights WTP and Wellfield (20 MGD)	Reverse osmosis and ultra-filtration membranes provide treatment of 20 MGD of Biscayne aquifer water from 10 wells	2007-2012	158.7
20D, Table 12	Hialeah Floridan Aquifer R.O. WTP	A new upper Floridan aquifer reverse osmosis water treatment plant is to be constructed in the northern part of the County (i.e. Hialeah). The WTP will directly utilize the Floridan Aquifer as the alternative water supply using the RO treatment to remove salt.		
20D, Table 12	Phase 1 (10 MGD)		2007-2012	93
22, Table 12	Phase 2 (5 MGD)		2015-2018	25
23, Table 12	Phase 3 (2.5 MGD)		2025-2028	9.7
20A, Table 12	Floridan Aquifer Blending (and ASR) at Alexander Orr, Jr. Water Treatment Plant (7.4 MGD)	This project uses the brackish Floridan Aquifer water to blend with the fresh Biscayne Aquifer raw water. Also these wells will be used for storage of fresh Biscayne Aquifer water in the Floridan Aquifer during the wet season for extraction and use in the dry season.	2007-2007	6.4
20C, Table 12	Floridan Aquifer Blending at Hialeah-Preston WTP (4.7 MGD)	Construction of two Floridan Aquifer blending wells to supply raw water to the Hialeah-Preston WTP complex. This project will blend Floridan Aquifer water with the raw water supply.	2006-2010	10.3
Wastewater Reclamation Projects				

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28, Table 8	North District WWTP Reuse Projects (1.0 MGD)	Five MGD of this reclaimed water (e.g. purple pipe) irrigation project will be pumped to the City of North Miami Beach and 2 MGD will be used to replace current potable water irrigation in the service area.	2007-2012	26.8
29, Table 8	Central District WWTP Reuse Project (1.0 MGD)	This reclaimed water (e.g. purple pipe) irrigation project will replace potable water irrigation at Crandon Park and certain areas of Key Biscayne.	2007-2012	15.3
30, Table 8	South District WRP Groundwater Recharge Phase 1 (18.6 MGD)	This Groundwater Replenishment project provides advanced treatment to secondary effluent. Technologies include micro-filtration, reverse osmosis and UV light for disinfection. The highly treated reclaimed water would be piped to areas upgradient of the South Miami Heights wellfield and discharged into the groundwater through underground trenches.	2007-2013	357.5
31, Table 8	West District W.R.P. Canal Recharge Phase 2 (21 MGD)	This water reclamation plant project includes the construction of a new wastewater plant incorporating technologies capable of achieving those treatment levels required for canal recharge or any other alternative discharge that may be approved. This plant will be expanded for Phase 3.	2015-2020	298
			2021	217.5
26, Table 8	Biscayne Bay Coastal Wetlands Rehydration (1 MGD)	The Biscayne Bay Coastal Wetland Rehydration program and Aquifer Recharge Pilot studies are projects that will help the County reach its effluent reuse goals. The wetland rehydration process requires thorough removal of nutrients from the reuse water. Results of the pilot project, which will test different treatment technologies and to gain insights in the biological and ecological response of typical wetlands to highly treated effluent, will help to optimize the treatment system and the preferred areas for rehydration to maximize the benefits to the wetlands and to the Bay. The pilot project will lay the foundation for the full scale rehydration project.	2006-2011	19.2
27, Table 8	Aquifer Recharge Pilot Study (20,000 GPD)		2006-2010	1.02
33, Table 8	Biscayne Bay Coastal Wetlands Rehydration Demonstration Project (75.7 MGD)		2010-2021	621

¹ CIE Table References are per Miami-Dade County CIE adopted 3/28/07 and revised by Ordinance No 07-73 adopted on 6/5/07

² Project Names are per Miami-Dade County Water Use Permit approved 11/15/07

Source: Miami-Dade County CDMP Water and Sewer Subelement, Table 1

Floridian Aquifer Blending (and ASR) at Alexander Orr, Jr. Water Treatment Plant (7.2 MGD)

Project Schedule:

Start 2007

Finish 2007

The Upper Floridian Aquifer wells are in service and the blending of brackish and fresh water is underway in 2007. The anticipated UFA quantity is 7.2 MGD of blending AADD capacity to the County's water supply. This project uses the brackish Floridian Aquifer water to blend with the fresh Biscayne Aquifer raw water. MDWASD also anticipates using these wells for occasional storage of fresh Biscayne Aquifer water in the Floridian Aquifer during the wet season for extraction and use in the dry season. To do so, MDWASD designed a ultra-violet (UV) light disinfection system for each ASR site. Project construction costs totaled \$6.4 million (for the UV System).

Source: Miami Dade County Water Supply Facilities Work Plan, 2008, Table 5-1

South District WRP Groundwater Recharge - Phase 1 (18 MGD)

Project Schedule:

Start 2007

Finish 2013

Phase 1 of the Groundwater Replenishment (GWR) project at the South Miami Heights WTP is scheduled to be ready for implementation by 2014 expanding the finished water

April 27, 2009

AADD by 18 MGD at a cost of \$357.5 million. MDWASD has prepared a NTPC for selecting a Consultant to design the project, and will take the requests to advertise to the December 2007 Government Operations and Environment Committee Meeting. Design could be completed by mid-2009. This potential certified project will provide advanced treatment of 30 MGD of secondary effluent to produce approximately 23 MGD of highly treated reclaimed water that will be piped to replenish ground water for water supply purposes. The technologies to be used include micro-filtration and reverse osmosis which filters out small particles and uses ultraviolet light for disinfection. High quality water would be piped to areas upgradient of the proposed South Miami Heights wellfield and discharged into the groundwater through underground trenches. Based upon this replenishment of water, more water can be withdrawn and treated for drinking water purposes at this treatment plant. This approach will enable the continuous use of the South Miami Heights WTP, which will be constructed over the next four to five years.

5.0 GOALS, OBJECTIVES AND POLICIES

The following comprehensive plan objectives and policies will be added to the City of Coral Comprehensive Plan for consistency with the Water Supply Work Plan.

Future Land Use Element

Add new policy as follows:

Policy ____ *The City, through the Land Development Regulations will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.*

Community Services and Facilities Element

Add new Objective and related policies as follows:

Objective ____ *The City of Coral Gables shall comply with its 10-year Water Supply Facilities Work Plan, as required by section 163.3177(6)(c), F.S.. The Work Plan will be updated, at a minimum, every 5 years. The City of Coral Gables Water Supply Facilities Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 10-year period.*

Policy ____: ***The City will*** comply with the 10-year Water Supply Facilities Work Plan and incorporate such work plan into the Coral Gables Comprehensive Plan.

Policy ____: *Coordinate appropriate aspects of its comprehensive plan with the South Florida Water Management District's regional water supply plan adopted February 15, 2007 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted April 24, 2008, and as updated. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.*

Policy ____: *The City shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, DERM, the South Florida Water Management*

District, and the Lower East Coast Water Supply Plan Update.

Policy ____: The City shall coordinate with Miami-Dade County WASD by requiring applications to be reviewed by WASD during the site plan review process prior to approving a Building Permit, in order to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy for properties located within the City of Coral Gables. Additional coordination efforts will occur between WASD and the City through the water allocation system which is a monthly spreadsheet used for tracking development activity within the City. The City will monitor proposed amendments to the Miami-Dade County Comprehensive Development Master Plan as they relate to water supply planning in the South Miami area and provide input as necessary.

Policy ____: The City Planning Director or a representative will attend the Miami-Dade Planners Technical Committee meeting to share information regarding water supply needs and coordinate water use issues as needed. The Planners Technical Committee is a council of professional planners representing local governments and public regulatory/review agencies in Miami-Dade County that addresses common concerns and shares resources toward solving planning problems.

Revise existing policy as follows:

Policy 4-4.1.5: WATER SYSTEM LOS STANDARDS. The minimum acceptable Level of Service standards of potable water shall be ~~two-hundred ninety-four (294)~~ **165** gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a rated capacity, which is no less than two (2%) above the maximum day flow for the preceding year. Water quality shall meet or exceed all federal, state, and County primary standards for potable water, and system wide storage capacity for finished water shall equal no less than fifteen (15%) of the County wide average daily demand.

Natural Resources Element

Add new policies as follows:

- Policy ____:** *Implementation of the 10-Year Water Supply Facilities Work Plan will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the City's future population.*
- Policy ____:** *Due to the fact that the potable water network is an interconnected, countywide system, the City will cooperate with Miami-Dade County Water and Sewer Department to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists.*
- Policy ____:** *If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact WASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.*
- Policy ____:** *The City will enforce Miami-Dade County's Water Use Efficiency Standards Ordinance adopted on February 5, 2008 and amended by ordinance on September 2, 2008.*
- Policy ____:** *The City will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and WaterSense certified in all new and redeveloped residential projects.*
- Policy ____:** *The City will encourage the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects.*
- Policy ____:** *The City will encourage the use of Florida Friendly Landscapes guidelines and principles; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios.*

City of Coral Gables
Proposed 10 Year Water Supply Facilities Work Plan

Policy ____: *The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan.*

Capital Improvements Element

Policy ____: *Appropriate mechanisms will be developed and adopted consistent with the South Florida Water Management District and Miami-Dade County in order to assure that adequate water supplies are available to all water users and to ensure that prior to approval of a building permit. Furthermore, City of Coral Gables will be responsible for monitoring the availability of water supplies for all water users of the Miami-Dade County Water and Sewer Department, and for implementing a system that links water supplies to the permitting of new development.*

Policy ____: *The City shall incorporate capital improvements affecting City levels of service for water supply by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its Capital Improvements Element via reference during periodic updates of the Comprehensive Plan.*

South
Florida
Regional
Planning
Council



September 7, 2007

Mr. Eric Riel, Jr., Planning Director
City of Coral Gables
City Hall
405 Biltmore Way
P.O. Box 141549
Coral Gables, FL 331 14

RE: Sufficiency Determination City of Coral Gables Comprehensive Plan Evaluation and Appraisal Report

Dear Mr. Riel:

The South Florida Regional Planning Council has completed its 60-day preliminary sufficiency review of the Revised Evaluation and Appraisal Report (EAR) for the City of Coral Gables Comprehensive Plan adopted by Resolution No. 2007-151 on June 26, 2007. This letter is to advise you that the Revised EAR has been determined to be sufficient to meet the requirements of Section 163.3191, Florida Statutes (F.S.). This finding of Sufficiency should be taken as the final determination on the Report.

Please note that a sufficiency determination does not constitute a compliance review of the proposed amendments identified in the Report. The amendments referenced in the Report, as well as any other amendments shall be reviewed for consistency with Chapter 163, Part II, F.S., and Rule 9J-5, Florida Administrative Code when submitted as proposed amendments.

When preparing the EAR-based amendment, the City must take into consideration the new 2005-2007 statutory requirements for Chapter 163, F.S. SFRPC staff is available to provide any needed assistance to the City as it prepares the EAR-based amendments. If you have any questions, please do hesitate to contact Roger Anderson, or me, at (954) 985-4416.

Sincerely,

Terry Manning
Senior Planner

Attachments

cc: Ray Eubanks, Department of Community Affairs, Plan Processing Team
Javier Betancourt, Principal Planner, City of Coral Gables

ADVISORY REPORT
for the
Revised Adopted Evaluation And Appraisal Report of the City Of Coral Gables Comprehensive Plan
September 2007

INTRODUCTION

This report has been prepared to provide City of Coral Gables staff with the results of the review of the Revised Adopted Evaluation and Appraisal Report (EAR) for the City of Coral Gables Comprehensive Plan. Pursuant to Section 163.3191(8), Florida Statutes (F.S.), the Florida Department of Community Affairs (DCA) has delegated review of the EAR to the South Florida Regional Planning Council (SFRPC).

The review of the City of Coral Gables Revised EAR is being conducted in accordance with Section 163.3191, F.S., and is focused on EAR content requirements as contained in Subsections 163.3191(2)(a)-(m), F.S., and the major issues identified by the City and agreed to by DCA in the DCA's Letter of Understanding, dated February 14, 2005.

Comprehensive Plan Status

The City of Coral Gables incorporated in 1925 and adopted its revised Comprehensive Plan in 1997. This is the second EAR analysis to be undertaken by the City since its Comprehensive Plan was adopted.

Letter of Understanding

DCA approved the City's EAR scope of work in a letter of understanding dated February 14, 2005.

Adopted Evaluation and Appraisal Report Review Findings and Recommendations

The Revised EAR was submitted on July 5, 2007 after new legislation was put into effect that changes the evaluation requirements for EARs. The City should note that 163.319(2) F.S., as amended by Senate Bill (SB) 360, which became effective July 1, 2005, now includes two new evaluation requirements: (o) and (p), which concern transportation concurrency exception areas, transportation concurrency management areas, multimodal transportation districts, and transportation concurrency methodologies.

The SFRPC's review of the City of Coral Gables Revised Adopted EAR has determined that the EAR does review the performance of the City's Comprehensive Plan. The SFRPC's review of the Revised Adopted EAR finds that the EAR is sufficient. It is recommended that the City consider the comments detailed below when considering EAR-based amendments.

EAR CONTENT REQUIREMENTS

A summary of the Revised Adopted EAR review is included below. Specific needs for additional information or clarification that should be addressed in the EAR-based amendments are discussed in the analysis of each major issue.

I. EAR INTRODUCTION SECTION

For this requirement the EAR has been reviewed for a description of the EAR preparation and adoption process (163.3191(2) (j), F.S.).

Sufficient

II. CONDITION OF EACH ELEMENT AT THE DATE OF THE REPORT

For this analysis the Revised EAR has been reviewed for the following:

A. Current Conditions for Major Issues (163.3191(2) (e))

Comment: Chapter 163.3191, F.S., requires that the EAR evaluate the financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the Capital Improvements Element, as well as the ability to address infrastructure backlogs and meet demands on public services and facilities. In the revised traffic analysis, the Table "2015 Traffic Level of Service Findings" outlines four roadway segments failing the LOS standards. The City does not address mitigation measures for these road segments in its analysis. The City also does not include data and analysis that support a Capital Improvements Program addressing future capital investments and its financial feasibility to ensure maintenance of the adopted LOS. It is recommended that the City, in its EAR-based amendments, provided a comprehensive analysis and a detailed, realistic plan on how the budgeted money for the next five years will be used to address the traffic issues within the City. This could be accomplished by a Transportation Master Plan which develops mitigation measures that are specific to the roadway segments that are projected to fail the LOS standards. The Capital Improvements Program should provide a detailed list of projects that would implement the mitigation measures for the specific roadway segments that are projected fail. The Capital Improvements Element should also identify a funding source for each specific transportation improvement project.

See also the attached comments from the Florida Department of Transportation.

B. Population Growth, Changes In Land Area, Vacant Land And The Location Of Existing Development As Compared To The Location Anticipated In The Plan (163.3191(2) (a) (b) and (c))

Comment: The City has developed and utilized its own population projections for the EAR. For the EAR-based amendment it is recommended that if City does not utilize BEBR population projections, any population projection methodology be approved by the Florida Department of Community Affairs.

See also the attached comments from the Florida Department of Community Affairs.

C. Assessment of Successes and Shortcomings of Each Element (163.3191(2) (h))

Sufficient

III. COMPARISON OF PLAN'S ADOPTED OBJECTIVES WITH ACTUAL RESULTS TO DETERMINE WHETHER THE OBJECTIVES HAVE BEEN ACHIEVED (163.3191(2) (g))

The focus of the EAR review is on those objectives that are related to the major issues and minimum EAR content requirements.

Sufficient

IV. MAJOR PROBLEMS OF DEVELOPMENT, PHYSICAL DETERIORATION, LOCATION OF LAND USES AND THE SOCIAL AND ECONOMIC EFFECTS OF THE MAJOR PROBLEMS IDENTIFIED (163.3191(2) (e))

The EAR has been reviewed to determine if a description of the social, economic and environmental impacts of each major issue has been included.

Sufficient

V. UNANTICIPATED AND UNFORSEEN PROBLEMS AND OPPORTUNITIES THAT OCCURRED SINCE ADOPTION, INCLUDING A DESCRIPTION OF UNFORSEEN PROBLEMS/OPPORTUNITIES AND THEIR IMPACT ON THE PLAN (163.3191(2) (f))

The EAR has been reviewed to determine if a discussion of whether unforeseen changes in circumstances have created problems or opportunities related to each major issue has been included.

Sufficient

VI. EFFECT ON THE LOCAL COMPREHENSIVE PLAN; CONSISTENCY OF THE PLAN WITH THE STATE COMPREHENSIVE PLAN (CHAPTER 189, F.S.), STRATEGIC REGIONAL POLICY PLAN, RULE 9J-5 (F.A.C.) AND CHAPTER 163, F.S. (163.3191(2) (g))

The EAR has been reviewed to determine if this analysis has been included as stated in the title of this section.

Sufficient

VII. IDENTIFICATION OF ANY NEEDED ACTIONS TO ADDRESS THE PLANNING ISSUES RAISED IN THE REPORT (163.3191(2) (h))

The EAR has been reviewed to determine if this analysis has been included for the major issues.

Sufficient

VIII. IDENTIFICATION OF PROPOSED OR ANTICIPATED PLAN AMENDMENTS TO ADDRESS OR IMPLEMENT THE IDENTIFIED CHANGES (163.3191(2) (i))

The EAR has been reviewed to determine if plan amendments have been identified to address needed changes for the major issues.

Sufficient

IX. IDENTIFICATION OF CONCURRENCY MANAGEMENT AREA ACHIEVING ITS PURPOSE (163.3191(2) (j))

The EAR has been reviewed to determine if this analysis has been included as stated in the title of this section.

Sufficient

X. ESTABLISHING A COMMON METHODOLOGY FOR MEASURING TRANSPORTATION IMPACTS (163.3191) (o)

The EAR has been reviewed to determine if this analysis has been included as stated in the title of this section.

Sufficient

IX. MAJOR ISSUES

The City of Coral Gables Adopted EAR has Identified the Following Major Planning Issues:

- A. Revision of the Housing Element, to include provision of workforce housing and promotion of senior housing.
- B. Maintenance of single-family residential neighborhoods and mitigation of adjoining commercial and high-density residential uses.
- C. Mitigation of Traffic Impacts to include promotion of alternative modes of transportation and strengthening of intergovernmental coordination.
- D. Placement of parks according to the Parks Master Plan, to include the acquisition of new parks.

A detailed analysis has been performed for each issue area and is included below.

ISSUE A: REVISION OF THE HOUSING ELEMENT, TO INCLUDE PROVISION OF WORKFORCE HOUSING AND PROMOTION OF SENIOR HOUSING

Sufficient

COMPARISON OF PLAN'S ADOPTED OBJECTIVES WITH ACTUAL RESULTS TO DETERMINE WHETHER THE OBJECTIVES HAVE BEEN ACHIEVED

Sufficient

MAJOR PROBLEMS OF DEVELOPMENT, PHYSICAL DETERIORATION, LOCATION OF LAND USES AND THE SOCIAL AND ECONOMIC EFFECTS OF THE MAJOR PROBLEMS IDENTIFIED (163.3191(2) (e))

Sufficient

UNANTICIPATED AND UNFORSEEN PROBLEMS AND OPPORTUNITIES THAT OCCURRED SINCE ADOPTION, INCLUDING A DESCRIPTION OF UNFORSEEN PROBLEMS/OPPORTUNITIES AND THEIR IMPACT ON THE PLAN (163.3191(2)(f))

Sufficient

IDENTIFICATION OF ANY NEEDED ACTIONS TO ADDRESS THE PLANNING ISSUES RAISED IN THE REPORT (163.3191(2) (l))

Sufficient

IDENTIFICATION OF PROPOSED OR ANTICIPATED PLAN AMENDMENTS TO ADDRESS OR IMPLEMENT THE IDENTIFIED CHANGES (163.3191(2) (l))

Sufficient.

ISSUE B: MAINTENANCE OF SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS AND MITIGATION OF ADJOINING COMMERCIAL AND HIGH-DENSITY RESIDENTIAL USES.

Sufficient

COMPARISON OF PLAN'S ADOPTED OBJECTIVES WITH ACTUAL RESULTS TO DETERMINE WHETHER THE OBJECTIVES HAVE BEEN ACHIEVED

Sufficient

MAJOR PROBLEMS OF DEVELOPMENT, PHYSICAL DETERIORATION, LOCATION OF LAND USES AND THE SOCIAL AND ECONOMIC EFFECTS OF THE MAJOR PROBLEMS IDENTIFIED (163.3191(2) (e))

Sufficient

UNANTICIPATED AND UNFORSEEN PROBLEMS AND OPPORTUNITIES THAT OCCURRED SINCE ADOPTION, INCLUDING A DESCRIPTION OF UNFORSEEN PROBLEMS/OPPORTUNITIES AND THEIR IMPACT ON THE PLAN (163.3191(2) (f))

Sufficient

IDENTIFICATION OF ANY NEEDED ACTIONS TO ADDRESS THE PLANNING ISSUES RAISED IN THE REPORT (163.3191(2) (l))

Sufficient

IDENTIFICATION OF PROPOSED OR ANTICIPATED PLAN AMENDMENTS TO ADDRESS OR IMPLEMENT THE IDENTIFIED CHANGES (163.3191(2) (l))

Sufficient.

ISSUE C: MITIGATION OF TRAFFIC IMPACTS TO INCLUDE PROMOTION OF ALTERNATIVE MODES OF TRANSPORTATION AND STRENGTHENING OF INTERGOVERNMENTAL COORDINATION.

Comment: Chapter 163.3191, F.S., requires that the EAR evaluate the financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the Capital Improvements Element, as well as the ability to address infrastructure backlogs and meet demands on public services and facilities. In the revised traffic analysis, the Table “2015 Traffic Level of Service Findings” outlines four roadway segments failing the LOS standards. The City does not address mitigation measures for these road segments in its analysis. The City also does not include data and analysis that support a Capital Improvements Program addressing future capital investments and its financial feasibility to ensure maintenance of the adopted LOS. It is recommended that the City, in its EAR-based amendments, provided a comprehensive analysis and a detailed, realistic plan on how the budgeted money for the next five years will be used to address the traffic issues within the City. This could be accomplished by a Transportation Master Plan which develops mitigation measures that are specific to the roadway segments that are projected to fail the LOS standards. The Capital Improvements Program should provide a detailed list of projects that would implement the mitigation measures for the specific roadway segments that are projected fail. The Capital Improvements Element should also identify a funding source for each specific transportation improvement project.

See also the attached comments from the Florida Department of Transportation.

COMPARISON OF PLAN'S ADOPTED OBJECTIVES WITH ACTUAL RESULTS TO DETERMINE WHETHER THE OBJECTIVES HAVE BEEN ACHIEVED

Sufficient

MAJOR PROBLEMS OF DEVELOPMENT, PHYSICAL DETERIORATION, LOCATION OF LAND USES AND THE SOCIAL AND ECONOMIC EFFECTS OF THE MAJOR PROBLEMS IDENTIFIED (163.3191(2) (e))

Sufficient

UNANTICIPATED AND UNFORSEEN PROBLEMS AND OPPORTUNITIES THAT OCCURRED SINCE ADOPTION, INCLUDING A DESCRIPTION OF UNFORSEEN PROBLEMS/OPPORTUNITIES AND THEIR IMPACT ON THE PLAN (163.3191(2) (f))

Sufficient

IDENTIFICATION OF ANY NEEDED ACTIONS TO ADDRESS THE PLANNING ISSUES RAISED IN THE REPORT (163.3191(2) (l))

Sufficient

IDENTIFICATION OF PROPOSED OR ANTICIPATED PLAN AMENDMENTS TO ADDRESS OR IMPLEMENT THE IDENTIFIED CHANGES (163.3191(2) (l))

The EAR has been reviewed to determine if this analysis has been included.

Sufficient.

ISSUE D: PLACEMENT OF PARKS ACCORDING TO THE PARKS MASTER PLAN, TO INCLUDE THE ACQUISITION OF NEW PARKS.

Sufficient

COMPARISON OF PLAN'S ADOPTED OBJECTIVES WITH ACTUAL RESULTS TO DETERMINE WHETHER THE OBJECTIVES HAVE BEEN ACHIEVED

Sufficient

MAJOR PROBLEMS OF DEVELOPMENT, PHYSICAL DETERIORATION, LOCATION OF LAND USES AND THE SOCIAL AND ECONOMIC EFFECTS OF THE MAJOR PROBLEMS IDENTIFIED (163.3191(2)(e))

Sufficient

UNANTICIPATED AND UNFORSEEN PROBLEMS AND OPPORTUNITIES THAT OCCURRED SINCE ADOPTION, INCLUDING A DESCRIPTION OF UNFORSEEN PROBLEMS/OPPORTUNITIES AND THEIR IMPACT ON THE PLAN (163.3191(2)(f))

Sufficient

IDENTIFICATION OF ANY NEEDED ACTIONS TO ADDRESS THE PLANNING ISSUES RAISED IN THE REPORT (163.3191(2)(l))

Sufficient

IDENTIFICATION OF PROPOSED OR ANTICIPATED PLAN AMENDMENTS TO ADDRESS OR IMPLEMENT THE IDENTIFIED CHANGES (163.3191(2) (l))

Sufficient.

APPENDIX A

REVIEW AGENCY COMMENTS

In addition to the review by the South Florida Regional Planning Council, the Revised Adopted EAR was distributed to twelve different review agencies. Their comments have been attached.



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

MEMORANDUM

TO: Mike McDaniel, Chief, Comprehensive Planning
THROUGH: Bob Dennis, Regional Planning Administrator
FROM: Paul Darst, reviewing planner
SUBJECT: Coral Gables adopted revised EAR
DATE: 14 August 2007
DECISION: 31 August 2007

SUMMARY

Review of the Coral Gables EAR has been delegated to the South Florida Regional Planning Council. Although the 60-day sufficiency review mail-out deadline is 7 September 2007, the SFRPC has requested that the Department provide comments by 10 August 2007. Staff has, accordingly, accelerated its review.

The original 2nd cycle Coral Gables EAR was reviewed by the SFRPC and determined to be insufficient by the SFRPC on 20 August 2006. The Department provided comments to the SFRPC on 21 June 2006, which identified the following insufficiency issues:

1. The City failed to identify the source of its population estimate and did not include population projections. The EAR did not include a discussion of the infrastructure and land needed to accommodate the projected population growth. This issue was included among the SFRPC's sufficiency issues.
2. The City did not identify the capital improvements projects, with their funding sources, which would be needed to achieve and maintain adopted LOS standards. This issue was included among the SFRPC's sufficiency issues.
3. The City presented no data and analysis on its ability to achieve proper coordination of future land uses and residential development with the capacity and location of public schools. This issue was included among the SFRPC's sufficiency issues.
4. The City did not provide any data and analysis for satisfying the EAR requirement in s. 163.3191(2)(m), F.S, regarding property rights in the coastal high-hazard area.
5. The City did not provide any data and analysis for satisfying the EAR requirement in s. 163.3191(2)(o), F.S, regarding the achievement of the City's concurrency exception policy. This issue was included among the SFRPC's sufficiency issues.
6. The City did not provide any data and analysis for satisfying the EAR requirement in s. 163.3191(2)(p), F.S, regarding the coordination of the City's concurrency management system with other cities and counties. This issue was included among the SFRPC's sufficiency issues.

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781
Website: <http://www.dca.state.fl.us>

COMMUNITY PLANNING
Phone: 850-488-2356/SUNCOM 278-2356
Fax: 850-488-3309/SUNCOM 278-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE
Phone: 305-289-2402
Fax: 305-289-2442

HOUSING & COMMUNITY DEVELOPMENT
Phone: 850-488-7956/SUNCOM 278-7956
Fax: 850-922-5623/SUNCOM 292-5623

The City of Coral Gables adopted the revised EAR through Resolution 2007-151 on 9 July 2007.

Staff has reviewed the revised adopted Coral Gables EAR and has discussed it with staff of the SFRPC and the City of Coral Gables Planning Department. Staff recommends the EAR be evaluated as sufficient.

Staff also recommends that the sufficiency letter to the SFRPC include a request that the City should submit its population projection methodology to the Department for approval, pursuant to Florida Administrative Code Rule 9J-5.005(2)(e)1, prior to the City's submittal of its EAR-based amendment.

STAFF ANALYSIS

Issue 1. *EAR requirement: s. 163.3191(2)(a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.*

The Department's analysis stated that the City failed to identify the source of its population estimate and did not include population projections. The EAR did not include a discussion of the infrastructure and land needed to accommodate the projected population growth. The Department recommended that the City—(1) include a population projection through the long-range planning timeframe; and (2) include recommendations to accommodate the projected population through the long-range planning timeframe with respect to land and infrastructure needs.

The City responded by developing its own population projections, which are included in the revised adopted EAR (Volume 1, page 35). The City stated that it developed its own projections, which predict an annual increase of 1.4 percent, because existing projections seemed to underestimate population growth. A local government may develop its own population projections; however, pursuant to Rule 9J-5.005(2)(e), when a local government chooses to prepare its own estimates and projections it must submit estimates and projections and a description of the methodologies utilized to generate the projections and estimates to the Department with its plan when the plan is due for compliance review (unless it has submitted them to the Department for advance review). This rule does not speak to population projections submitted with the EAR; rather it speaks to "compliance review" of plan amendments. The Department has at least two options: (1) we could find the EAR insufficient until the City submits and we approve their population projection methodology; or (2) we can request as part of our EAR sufficiency review or in a separate communication that the City submit its population projection methodology before or at the time of its next plan amendment, especially if it is an amendment that relies on these population projections for its data and analysis.

The City responded to the Department's second recommendation by including new material in the EAR following the description of the new population projections, which states that the City's slow growth will afford opportunity, by means of its concurrency management system, to plan for and respond to the impacts of growth. The EAR also mentions that the City is in the process of developing impact fees to assist in the funding of public infrastructure and services.

Staff recommendation: The new population projections should be accepted for purposes of the EAR, in view of the fact that we did not alert the City in earlier EAR sufficiency reviews that its use of a non-BEBR population projection methodology would need to be approved by us in order for the EAR to be found sufficient; however, we should inform the City that the new projection methodology must be approved by us before it is used to generate population projections which are used in a plan amendment, and in no case later than the EAR-based amendment.

Issue 2. *EAR requirement: s. 163.3191(2)(c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.*

The Department's analysis stated that the City did not identify the capital improvements projects, with their funding sources, which would be needed to achieve and maintain adopted LOS standards. The Department provided a number of recommendations related to (1) the City's past performance in trying to maintain its LOS standards and (2) achieving and maintaining LOS standards over the 5- and 10-year planning timeframes.

Chapter 2 of the revised adopted EAR includes a LOS analysis. It states that the City is meeting the sanitary sewer, potable water, solid waste, and storm sewer LOS standards. There is a deficiency for racquetball courts, but this will disappear when the City moves to a service-radius-based LOS standard.

For roads, however, the City has not consistently achieved its LOS standards. The EAR does not offer a retrospective analysis of whether they met the LOS standards for roadways during the EAR review period, as requested by the Department in its previous sufficiency review of the 2006 adopted EAR. Instead, the City provides a 2015 analysis, which shows four failing road segments, all State or County roads and all located outside the City's TCEA.

Staff discussed this point further with City planning staff, which explained that part of their difficulty in providing a retrospective review resulted from the way in which the City's LOS analysis was conducted in the past. Prior analysis simply indicated whether a roadway LOS was below LOS-E, but did not necessarily indicate by how much, which is important in identifying whether that roadway was failing or not. This is because an LOS of E + 20 percent or E + 50 percent (which is really LOS-F) is acceptable in some areas of the City. The four failing roadways in question were all listed at LOS-F in the past, but it is unclear whether they were actually failing at that time. According to the City, these roadway segments are failing now, and because these segments fall outside of the City's TCEA, the concurrency management system prevents new development in these areas which would exacerbate the problem.

The revised EAR, on p. 48 of Volume 1, contains an explanation of what the City can do or is doing to mitigate impacts on the failing roadway segments, such as promoting transit and encouraging mixed-use, pedestrian-oriented design. There is additional discussion of this in Appendix A-2 in Volume 2.

Staff recommendation: The revision satisfies the sufficiency concern.

Issue 3. *EAR s. 163.3191(2)(k) The coordination of the comprehensive plan with existing public schools and those identified in the applicable educational facilities plan adopted pursuant to s. 1013.35. The assessment shall address, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decisionmaking processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities. For those counties or municipalities that do not have a public schools interlocal agreement or public school facility element, the assessment shall determine whether the local government continues to meet the criteria of s. 163.3177(12). If the county or municipality determines that it no longer meets the criteria, it must adopt appropriate school concurrency goals, objectives, and policies in its plan amendments pursuant to the requirements of the public school facility element, and enter into the existing interlocal agreement required by ss. 163.3177(6)(h)2. and 163.31777 in order to fully participate in the school concurrency system.*

The Department's analysis stated that the City presented no data and analysis on its ability to achieve proper coordination of future land uses and residential development with the capacity and location of public schools.

Coordination of land use and public school planning is discussed in Chapter 2 of the EAR, beginning on p. 49. Several sentences have been added to describe what the City is actually doing in the way of coordination with public schools, mostly to the effect that the City is working with the Miami-Dade County School Board on (1) a revised intra-local agreement pursuant to recent growth management legislation and (2) revised impact-fee standards for educational facilities. Appendix G of the EAR contains data and analysis from the Miami-Dade County School Board related to school overcrowding and facility projects to relieve the overcrowding.

Staff recommendation: The revision satisfies the sufficiency concern.

Issue 4. *EAR s. 163.3191(2)(m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster. The property rights of current residents shall be balanced with public safety considerations. The local government must identify strategies to address redevelopment feasibility and the property rights of affected residents. These strategies may include the authorization of redevelopment up to the actual built density in existence on the property prior to the natural disaster or redevelopment.*

The Department's analysis stated that the City did not provide any data and analysis for satisfying the EAR requirement in s. 163.3191(2)(m), F.S, regarding property rights in the coastal high-hazard area.

The SFRPC did not include this issue in its review sent to the City, and there does not appear to be anything in the revised adopted EAR addressing the Department's concern on this topic. Only a small portion of the City, comprising stable low-density residential areas, is within the CHHA. According to City planning staff, existing City regulations would allow properties to re-build as they exist now, following a natural disaster, so they believe property-rights issues are unlikely to arise in the portion of the City within the CHHA.

Staff recommendation: This EAR requirement continues to be inadequately treated in the revised Coral Gables EAR; however, staff does not consider this a significant enough failing, given the particular situation of Coral Gables, to warrant an overall evaluation of insufficiency for the revised EAR.

Issue 5. EAR s. 163.3191(2)(o) The extent to which a concurrency exception area designated pursuant to s. 163.3180(5), a concurrency management area designated pursuant to s. 163.3180(7), or a multimodal transportation district designated pursuant to s. 163.3180(15) has achieved the purpose for which it was created and otherwise complies with the provisions of s. 163.3180.

The Department's analysis stated that the City did not provide any data and analysis for satisfying the EAR requirement in s. 163.3191(2)(o), F.S, regarding the achievement of the City's exception concurrency policy.

Material supplied with the revised EAR ("Synopsis of Proposed Revisions to the City's 2006 Evaluation and Appraisal Report") states that the Gables Redevelopment Infill District, a TCEA, has been successful in encouraging infill and redevelopment and transit, for which purposes it was created.

Staff recommendation: The revision satisfies the sufficiency concern.

Issue 6. EAR s. 163.3191(2)(p) An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant to s. 163.3180(10).

The Department's analysis stated that the City did not provide any data and analysis for satisfying the EAR requirement in s. 163.3191(2)(p), F.S, regarding the coordination of the City's concurrency management system with other cities and counties.

Staff discussed this issue with City planning staff. City staff pointed out that mitigation of traffic impact was one of the major issues in the EAR and that intergovernmental coordination with surrounding municipalities regarding traffic was a sub-issue under this major issue. Chapter 4 of the EAR has been revised to include additional discussion of mitigating traffic impacts, including some mention of intergovernmental coordination.

Regarding the development of a common methodology for measuring impacts on transportation facilities, City planning staff pointed out that a common methodology is already in use, because Coral Gables and other local governments in Miami-Dade County are using the same methodology, which is provided by the Miami-Dade County Metropolitan Planning Organization.

Staff recommendation: The revision satisfies the sufficiency concern.

Staff also recommends that the sufficiency letter to the SFRPC include a request that the City should submit its population projection methodology to the Department for approval, pursuant to Florida Administrative Code Rule 9J-5.005(2)(e)1, prior to the City's submittal of its EAR-based amendment.

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To <i>Terry Manning</i>	From <i>David Korras</i>	
Co. <i>SFRPC</i>	Co. <i>FDOT D-6</i>	
Dept.	Phone # <i>(305) 470-5840</i>	
Fax # <i>(954) 985-4417</i>	Fax #	



Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

District Six
Office of Director of Transportation Development
1000 NW 111 Avenue, Miami, FL 33172
Phone: 305-470-5464 Fax: 305-470-5610

STEPHANIE C. KOPELOUSOS
SECRETARY

August 16, 2007

Ms. Terry Manning, Senior Planner
South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140
Hollywood, FL 33021

SUBJECT: City of Coral Gables Evaluation and Appraisal Report (EAR) as Revised, June 2007

Dear Ms. Manning:

In accordance with your request, and the provisions of Chapter 163, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this office has completed a review of the **City of Coral Gables Evaluation and Appraisal Report (EAR)**. The State Roadways within Coral Gables are:

- Red Road/SR 959/SW 57th Avenue (from US-1 to SW 8th Street)
- US-1/SR 5 (from Red Road to SW 37th Avenue)
- Le Jeune Road/SR 953/SW 42nd Avenue (from US-1 to SW 8th Street)
- Bird Road/SR 976/SW 40th Street (from Red Road to SW 40th Avenue)
- Tamiami Trail/SR 90/SW 8th Street (from SW 37th Avenue to Red Road)

The Department offers the following objections, recommendations and comments.

Objection:

This revised EAR has provided some general and broad concepts pertaining to mitigating anticipated traffic problems within the city; some general budget information regarding the projected Capital Improvements Element to maintain the City's roadway infrastructure and an Level-of-Service (LOS) table for 2015 showing four roadway segments failing the LOS standards. The Department would like to see this information presented in a way that provides a comprehensive analysis and a detailed, realistic plan on how the budgeted money for the next five years will be used to address the traffic issues within the City. The City should prepare a Transportation Master Plan which develops mitigation measures that are specific to the roadway segments that are projected to fail the LOS standards. The Capital Improvements Program should provide a detailed list of projects that would implement the mitigation measures for the

specific roadway segments that are projected to fail. The Capital Improvements Element should also identify a funding source for each specific transportation improvement project.

Recommendation:

FDOT recommends that the City include a policy stating that the City will prepare a Transportation Master Plan within one year from the adopted EAR-Based Amendments to the Comprehensive Plan. Specifically, the City shall undertake a Transportation Master Plan to identify projects, as well as short and long term multimodal and policy oriented mitigation measures. The Transportation Master Plan should include monitoring measures which reflect measurable goals for the GRID, such as a goal that states a percentage of vehicle miles traveled (VMT) reductions, even while providing for an increase in person trips. Each project shall have an associated estimated cost to assist in determining a financially feasible Capital Improvement Element. The projects identified in the approved Transportation Master Plan shall be implemented as needed to achieve and maintain the adopted Level-of-Service standards. These projects will be the basis of the Capital Improvements Element relative to transportation.

Due to the fact that this is the Revised EAR, the Department will look for this policy in the EAR-Based Amendments to the Comprehensive Plan.

Comment:

The Transportation Element should include at least one objective which provides for the protection of existing and future right-of-way from building encroachment on State Roadways.

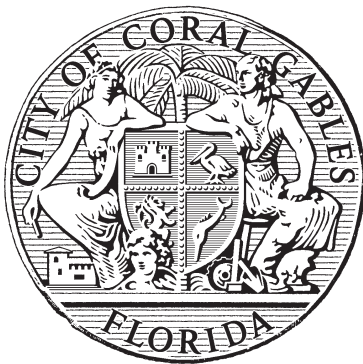
Please contact Phil Steinmiller at 305-470-5825 if you have any questions concerning our response.

Sincerely,



Alice Bravo, P.E.
District Director of Transportation Systems Development

Cc: Phil Steinmiller



Comprehensive Land Use Plan Map

Planning Department
May 2009

LEGEND

- City Limits
- Central Business District (CBD)
- Downtown Overlay (DO) District
- Mixed Use Overlay District (MXOD)

Residential (Single-Family)

- Low Density (6 Units/Acre)
- High Density (9 Units/Acre)

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)

- Industrial
- University
- Educational
- Parks and Recreational
- Open Space
- Conservation
- Public Buildings and Grounds
- Hospital
- Religious/Institutional

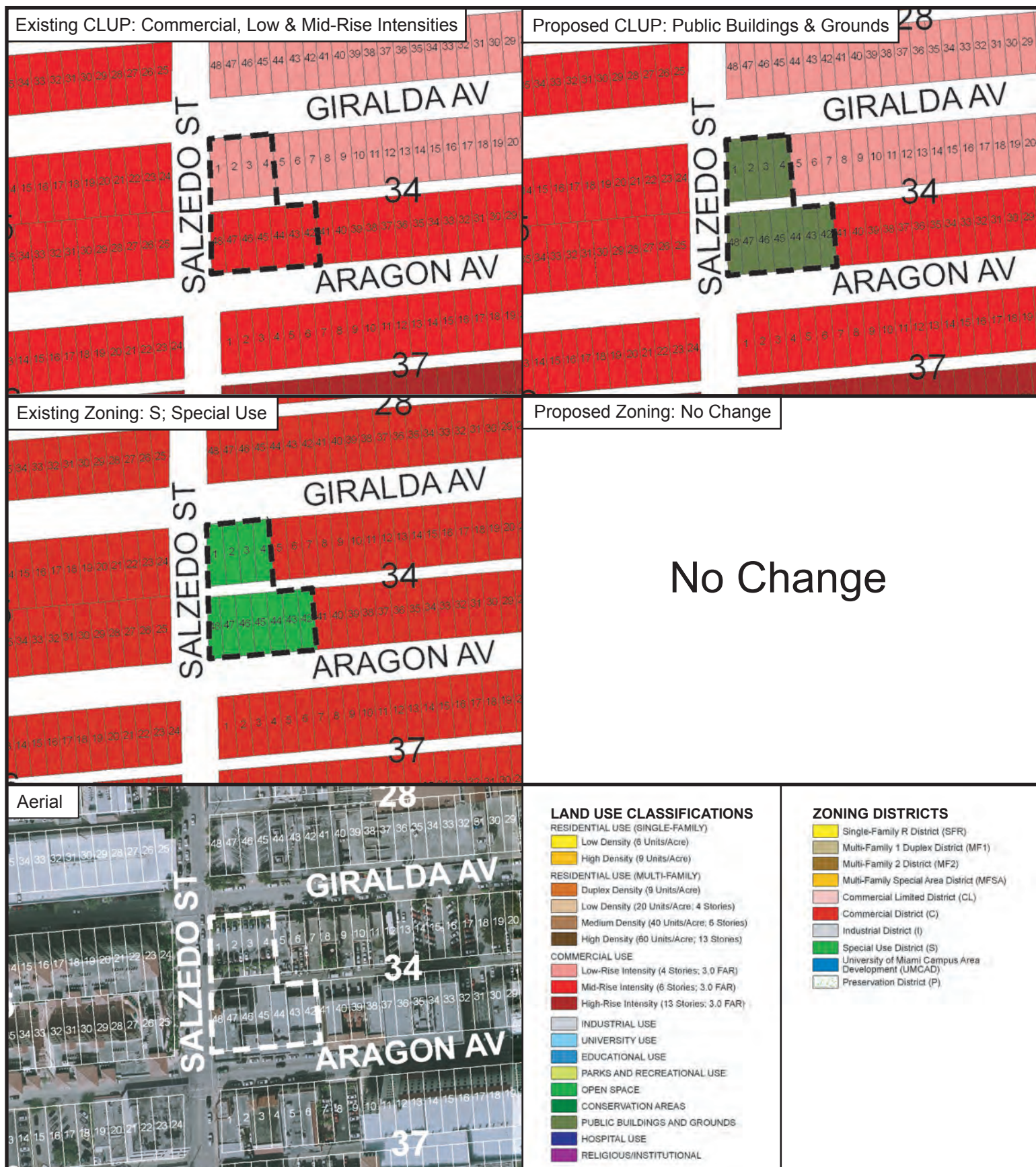


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City of Coral Gables
Geographical Information System

Parcel #1; Coral Gables Museum



Property Owner: City of Coral Gables

Address/Legal: 285 Aragon Ave/Lots 1-4 and 42-48, Block 34; Section "K"

Source: MiamiDade.gov - Property Records

Disclaimer: The information that is supplied by the Miami-Dade County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Florida Statute. The Miami-Dade County Property Appraiser makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and data.

Parcel #1; Coral Gables Museum

View from corner of Salzedo St & Giralda Ave



View from corner of Salzedo St & Giralda Ave



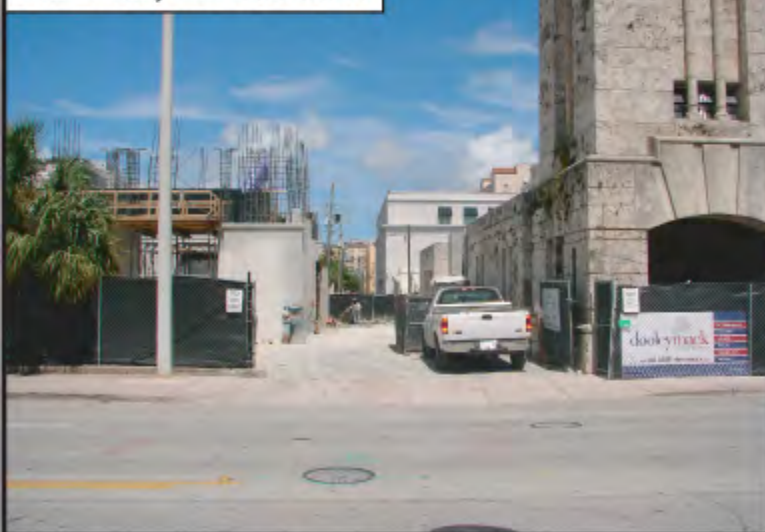
View from corner of Salzedo St & Aragon Ave



View looking North from Giralda Ave



View of alley from Salzedo St



View of alley from alley



Property Owner: City of Coral Gables

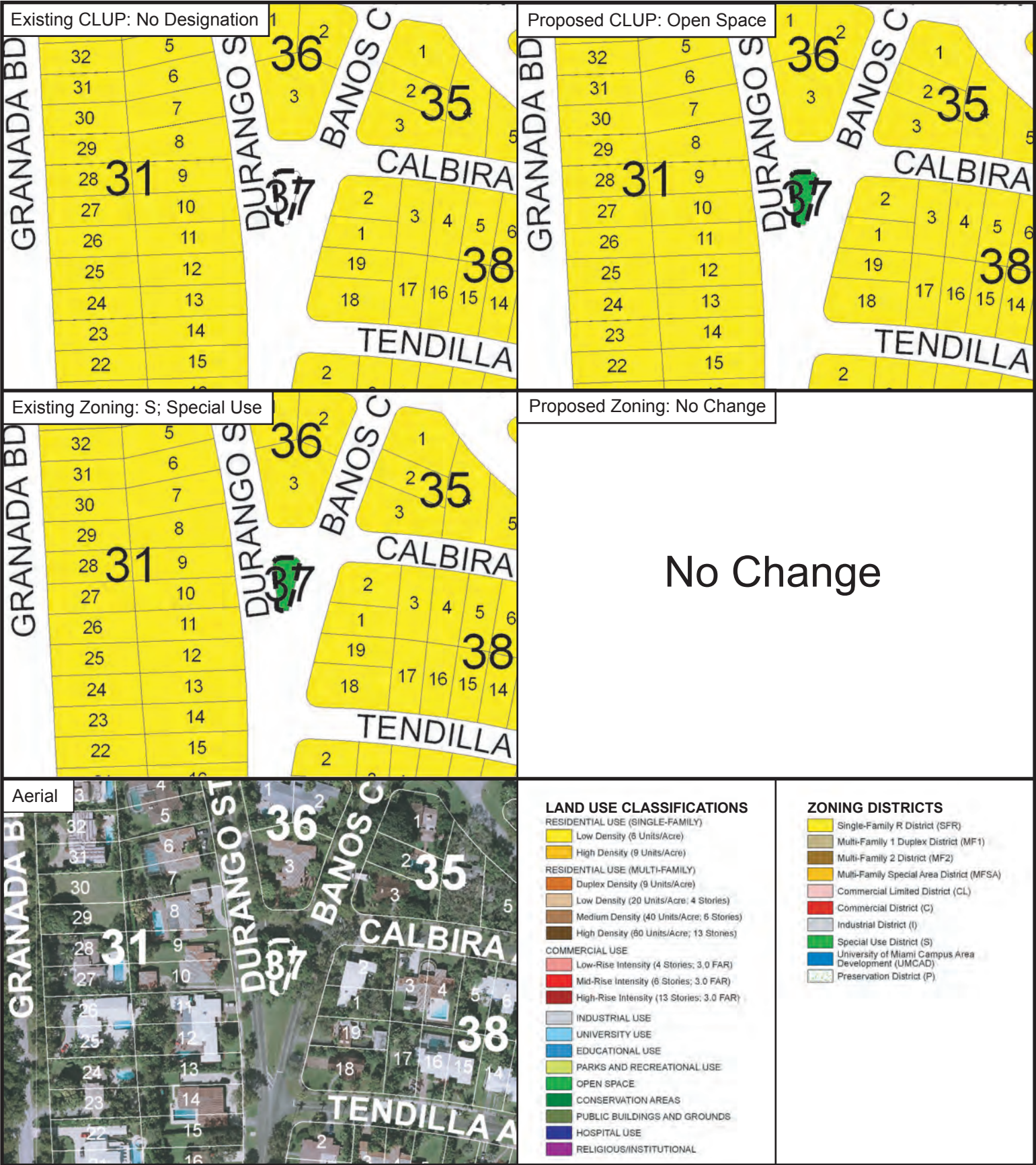
Address/Legal: 285 Aragon Ave/Lots 1-4 and 42-48, Block 34; Section "K"

Source: MiamiDade.gov - Property Records

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May 2009

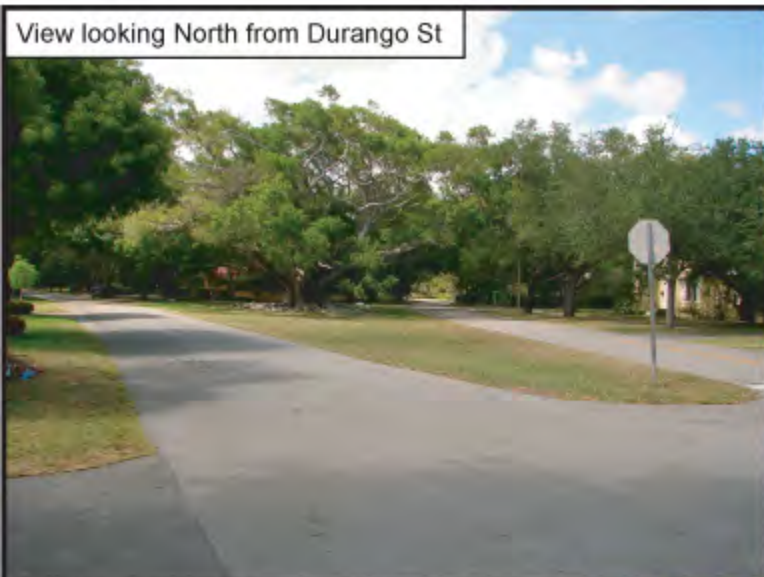
Parcel #2; Public open space



Property Owner: City of Coral Gables
Address/Legal: N/A/All of Bock 37; Country Club Section 3

Source: MiamiDade.gov - Property Records
Disclaimer: The information that is supplied by the Miami-Dade County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Florida Statute. The Miami-Dade County Property Appraiser makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and data.

Parcel #2; Public open space



Property Owner: City of Coral Gables

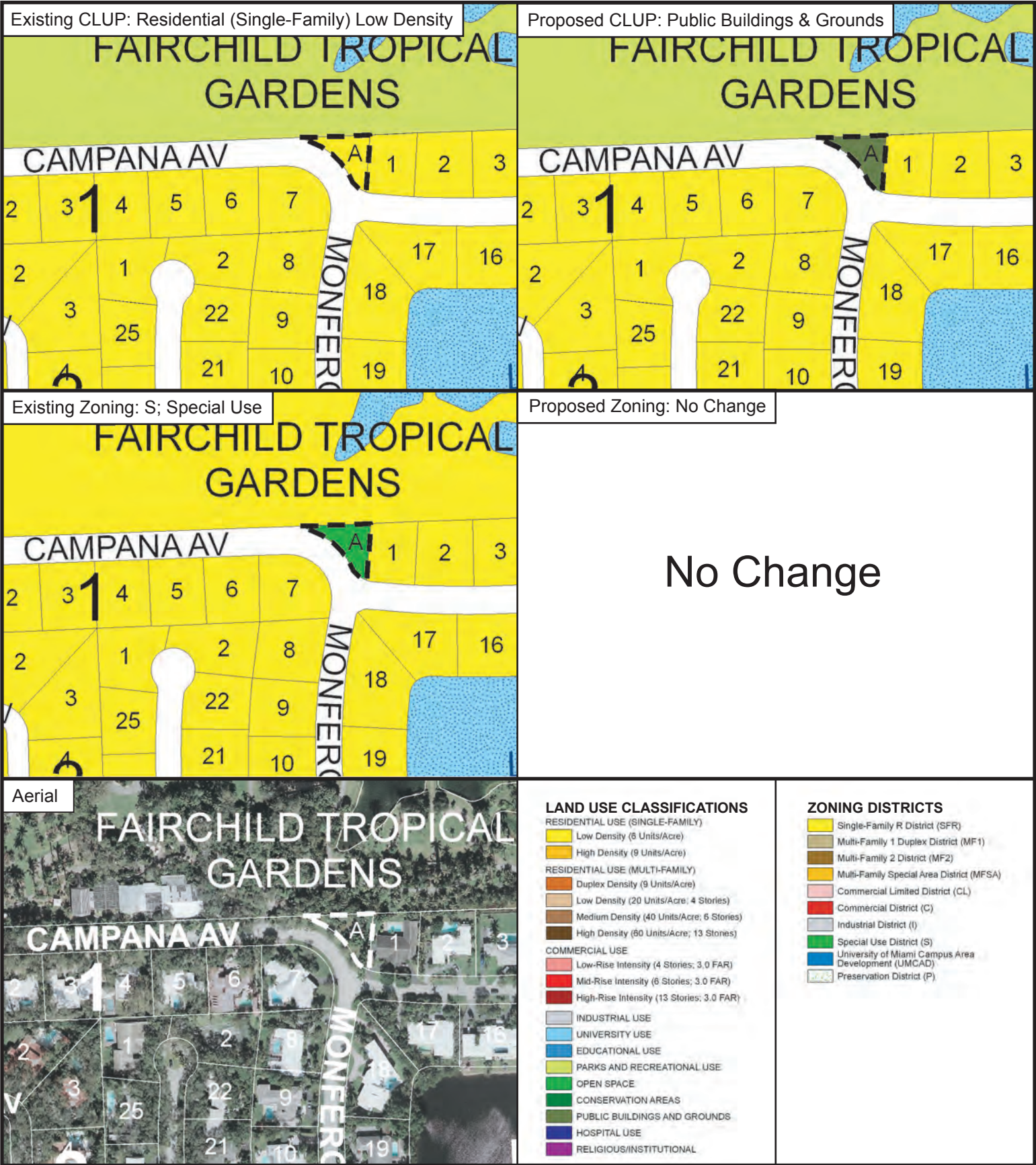
Address/Legal: N/A/All of Bock 37; Country Club Section 3

Source: MiamiDade.gov - Property Records

Disclaimer: The information that is supplied by the Miami-Dade County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Florida Statute. The Miami-Dade County Property Appraiser makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and data.

May 2009

Parcel #3; City Utility Station

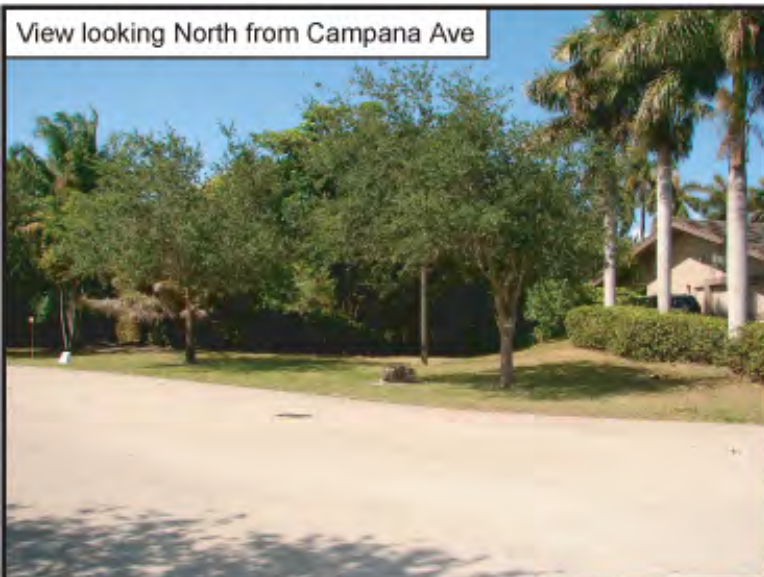


Property Owner: City of Coral Gables
Address/Legal: N/A/Tract A, Block 2; Hammock Oaks Harbor Section 2

Source: MiamiDade.gov - Property Records
Disclaimer: The information that is supplied by the Miami-Dade County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Florida Statute. The Miami-Dade County Property Appraiser makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and data.

Parcel #3; City Utility Station

View looking North from Campana Ave



View looking North from Campana Ave



View looking Northeast from Campana Ave



View looking East from Campana Ave



View of landscaping buffer for City utility station



View of City utility station



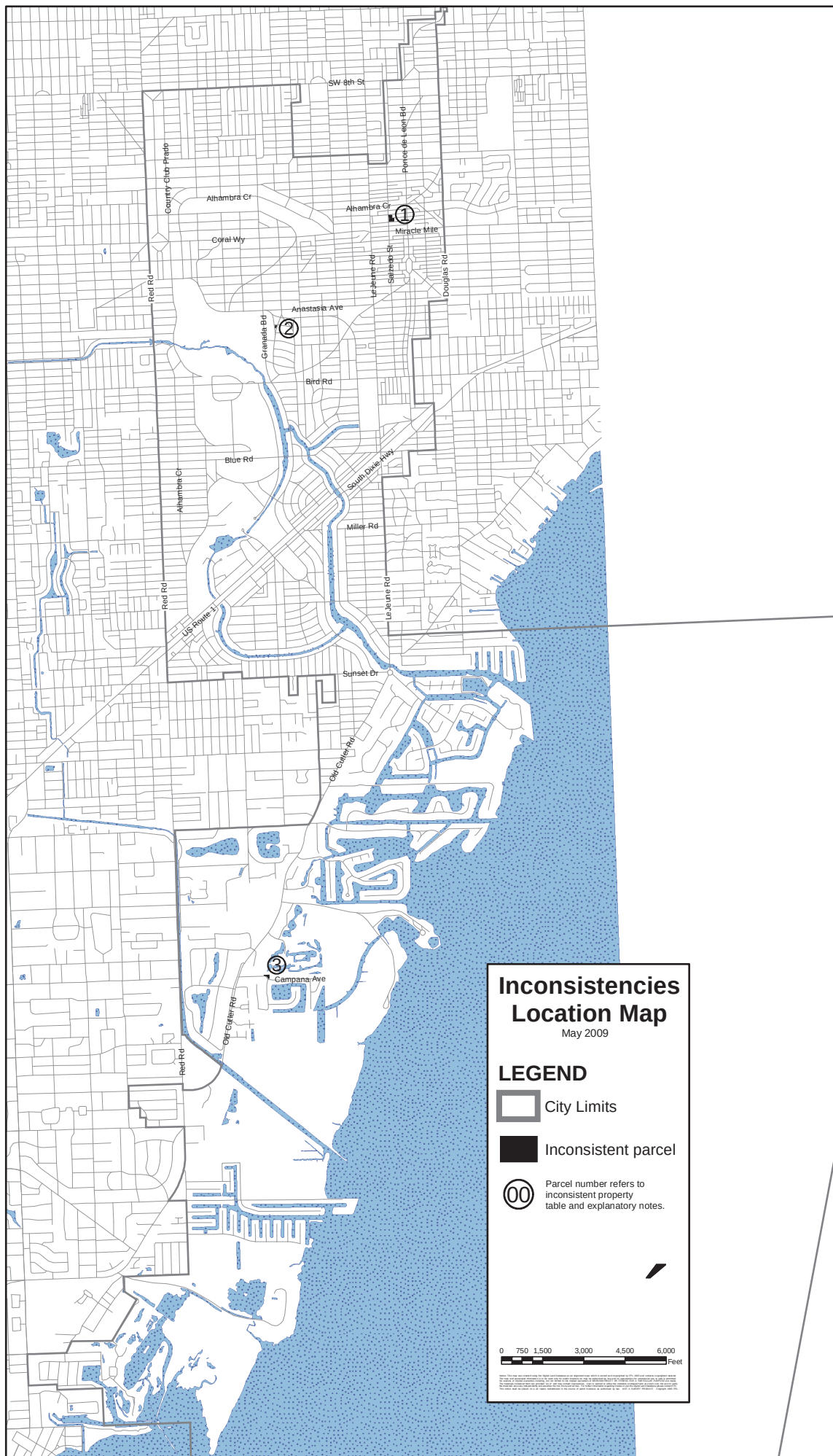
Property Owner: City of Coral Gables

Address/Legal: N/A/Tract A, Block 2; Hammock Oaks Harbor Section 2

Source: MiamiDade.gov - Property Records

Disclaimer: The information that is supplied by the Miami-Dade County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Florida Statute. The Miami-Dade County Property Appraiser makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and data.

June 2009



Inconsistencies Location Map

May 2009

LEGEND

 City Limits

 Inconsistent parcel

 Parcel number refers to inconsistent property table and explanatory notes.

0 750 1,500 3,000 4,500 6,000
Feet

CITY OF CORAL GABLES

2009 MAY 27 AM 10:59

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared
O.V. FERBEYRE, who on oath says that he or she is the
VICE PRESIDENT, Legal Notices of the Miami Daily Business
Review f/k/a Miami Review, a daily (except Saturday, Sunday
and Legal Holidays) newspaper, published at Miami in Miami-Dade
County, Florida; that the attached copy of advertisement,
being a Legal Advertisement of Notice in the matter of

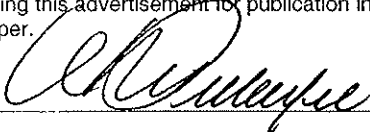
CITY OF CORAL GABLES
PUBLIC HEARING - JUNE 3, 2009

(SEE ATTACHED)

in the XXXX Court,
was published in said newspaper in the issues of

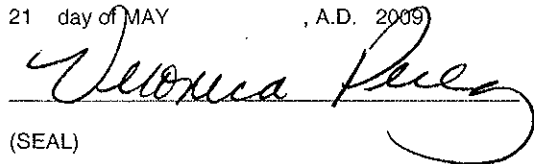
05/21/2009

Affiant further says that the said Miami Daily Business
Review is a newspaper published at Miami in said Miami-Dade
County, Florida and that the said newspaper has
heretofore been continuously published in said Miami-Dade County,
Florida, each day (except Saturday, Sunday and Legal Holidays)
and has been entered as second class mail matter at the post
office in Miami in said Miami-Dade County, Florida, for a
period of one year next preceding the first publication of the
attached copy of advertisement; and affiant further says that he or
she has neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose
of securing this advertisement for publication in the said
newspaper.



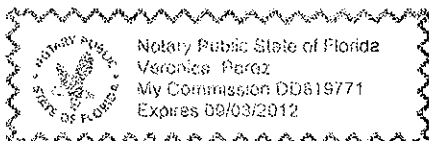
Sworn to and subscribed before me this

21 day of MAY, A.D. 2009



(SEAL)

O.V. FERBEYRE personally known to me

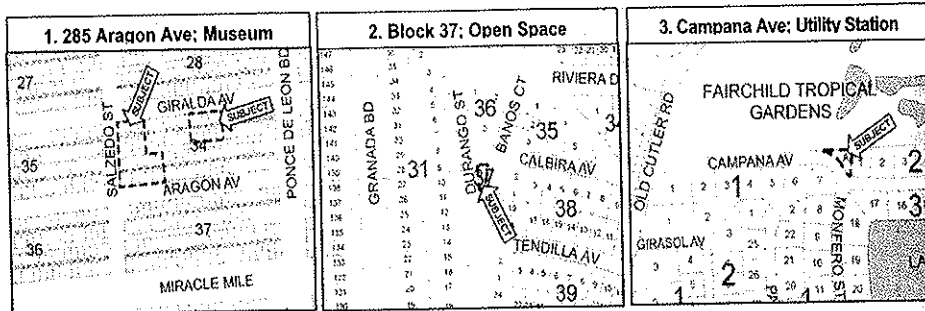
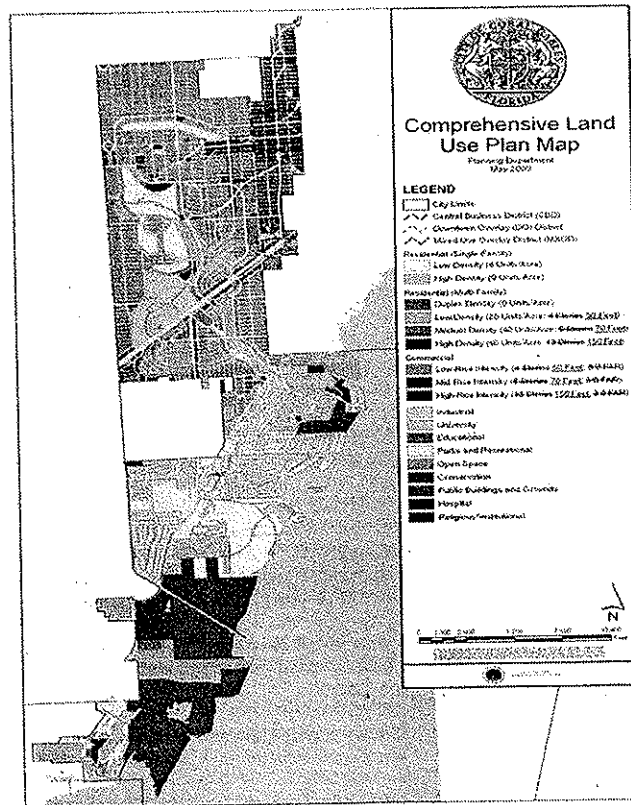


2009 MAY 27 AM 10:39

**CITY OF CORAL GABLES
NOTICE OF PUBLIC HEARING**

All interested persons are hereby notified that the Coral Gables Local Planning Agency (LPA)/Planning and Zoning Board at its regular meeting scheduled for Wednesday, June 3, 2009 commencing at 6:00 p.m. in the City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, will conduct a public hearing for the following ordinances:

1. **City of Coral Gables Comprehensive Land Use Plan and Map.** Update of the City of Coral Gables Comprehensive Land Use Plan and Map as required pursuant to the State of Florida required Evaluation and Appraisal Report (EAR) process. (Continued from May 13, 2009 Board Meeting.)
 - a. An Ordinance of the City Commission of Coral Gables adopting the annual update to the Capital Improvements Element (CIE) within the City's Comprehensive Plan; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.
 - b. An Ordinance of the City Commission of Coral Gables adopting a ten year water supply facilities work plan and amending the Comprehensive Plan to promote and facilitate better coordination between water supply and local land use planning as required by Florida law; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.
 - c. An Ordinance of the City Commission of Coral Gables adopting 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 Land Use Plan; authorizing transmittal to Florida Department of Community Affairs for review; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.
 - d. An Ordinance of the City Commission of Coral Gables readopting the Comprehensive Plan Map in its entirety and Change of Land Use Map designations for the purpose of correcting inconsistencies between Comprehensive Plan Map and Zoning Map classifications based upon the current use for the following City owned properties:
 - (1) Change from "Commercial, Low and Mid-Rise Intensity" to "Public Buildings and Grounds" for 285 Aragon Avenue (Coral Gables Museum) located on Lots 1-4 and 42-48, Block 34, Coral Gables Section "K"; and;
 - (2) Change from "no designation" to "Open Space" for the public open space located on all of Block 37, Country Club Section 3; and;
 - (3) Change from "Residential (Single-Family) Low Density" to "Public Buildings and Grounds" for the City Utility Station located on Tract A, Block 2, Hammock Oaks Harbor Section 2.
- Providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date.



Tentatively, the above ordinances are scheduled for First Reading consideration by the City Commission on July 7, 2009, 9:00 a.m. in the Commission Chambers, City Hall, 405 Biltmore Way.

Legal descriptions for all properties and more detailed mapping is available and on file at the Planning Department. All of the above items are available for review on the City web page at www.coralgables.com, and in the Planning Department, 427 Biltmore Way, 2nd Floor, Coral Gables, Florida.

Planning Department
City of Coral Gables
Eric Riel, Jr.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with City of Clerk, prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission.

If a person decides to appeal any decision made by a Board/Committee with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

A copy of the Planning Department staff reports for each item will be available for review in the Planning Department office the Friday before the meeting as well as on the Planning Department's web page at www.coralgables.com.

Any person requiring special accommodations for participation in the meeting should call Walter Carlson, Assistant Planning Director (305) 460-5213, no less than three working days prior to the meeting.

May 29, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
Update of the City of Coral Gables Comprehensive Plan and Map

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	05 16 09	Alan D. Savitz 111094 Paradela Street Coral Gables, FL 33156 adsavitz@bellsouth.net				From: Alan Savitz [mailto:adsavitz@bellsouth.net] Sent: Saturday, May 16, 2009 2:54 PM To: Planning Cc: Slesnick, Donald; Kerdyk, William; Anderson, Maria; Withers, Wayne; Cabrera, Ralph Subject: It's just not right for Hammock Oaks, CG Attn: Eric Riel, Jr, Coral Gables Planning Director Dear Mr Riel, My wife and I attended the Planning and Zoning Board Meeting, on May 13th at the Coral Gables City Hall, with many other concerned homeowners of Hammock Oaks Harbor. As I was one of the speakers, you know I graduated from the University of Miami, Coral Gables in 1960, and we have lived in our home at 11094 Paradela Street, Hammock Oaks Harbor, Coral Gables for over 42 years. Your slide presentation was excellent and explained the 4 Issues and 14 different Elements that will correct the "inconsistencies between Comprehensive Plan Map and Zoning Map classifications based upon the current use". However, the following small parcel should be omitted from said plan: "D 3: Change from "Residential (Single-Family) Low Density" to "Public Buildings and Grounds" for 495 Campana Avenue (City Utility Station) located on Tract A, Block 2, Hammock Oaks Harbor Section 2. It's just not right to do this to Hammock Oaks, and the reasons are as follows: 1. If you would visit with me to personally see the piece of property in question, I think you would eliminate it from your plans, and it would expedite the approval and update of the City of Coral Gables Comprehensive Plan and Map. You will see with your own eyes a small piece of green land (with a small pump station) that is our own little Coral Gables green park. This is what the other speakers and the other homeowners were trying to tell you. 2. It's just not right! Just reading the words "Public Buildings and Grounds" strikes fear in the hearts and minds of every homeowner in Hammock Oaks because we have only that one little green park area on Campana Avenue (our main entrance in and out of Hammock Oaks) and to change it for "Public Buildings and Grounds" or a road would be in violation of your stated main objectives: "to preserve the neighborhoods and protect Property Values". You said you are "only correcting inconsistencies..." and have no plans to put roads or public buildings on that piece of property. However, I (and others) reminded you about the plans we saw from Fairchild Tropical Gardens, which coincidentally call for a road ("emergency fire road"), etc. on or near that same

May 29, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
Update of the City of Coral Gables Comprehensive Plan and Map

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
						piece of property. 3. Very important, I was a personal friend of Sol Rovin, the original owner and developer of Hammock Oaks Harbor, may he rest in peace. We purchased our land from Sol Rovin before we built our house. I know that Sol Rovin's intention was never to allow "public buildings, grounds, roads, etc" on that piece of property. He allowed the pump station to be situated on one of his private residential (single-family) parcels but he never intended for it to be used for anything else. If he had, its designation would have been changed, at that time. 4. I think it would be better for the residences of Hammock Oaks and the City Beautiful, for it to rightfully remain as it is currently designated; then you would be preserving it for many years to come. On another note, Fairchild Tropical Gardens has always been a good neighbor. However, we have noticed in the past few years, they are building more and more public buildings. In fact, their latest proposed plans call for multi-story buildings to be built very near to Campana Avenue and visible from some expensive houses on that avenue (thereby reducing their values and taxes). Also, the road they want to put through to their area could turn Campana Avenue into a higher traffic area than it is already. I believe that developers should have the right to build on zoned residential and zoned commercial property, but at the same time, we must vehemently protect our Park Areas. They should be left as pure, unblighted, unadulterated and untouched as possible. In fact, it is your, mine and everyone's moral duty and obligation to assure that our parks remain pristine and beautiful. If you and I don't, who will? Eric, please remove that little parcel from your plans and help us keep our areas green and clean; thank you on behalf of all the homeowners of Hammock Oaks Harbor. With best regards --- Alan (homeowner, Hammock Oaks Harbor, Coral Gables) Alan D. Savitz, 11094 Paradela Street, Coral Gables, FL 33156 (305-666-1888) cc: Don Selsnick (CG Mayor), William H. Kerdyk, Jr.(CG Vice Mayor), Maria Anderson (CG Commissioner), Wayne E. Withers (CG Commissioner), Rafael Cabrera (CG Commissioner) & Hammock Oaks Board of Directors. _____ Mr. Savitz: Thank you for your comments; we will include you comments in verbatim form when

May 29, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
Update of the City of Coral Gables Comprehensive Plan and Map

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
						this item is forwarded to the Planning and Zoning Board on June 3 and thereafter to the City Commission. As you know the update of the Comp Plan was continued to allow the Board additional time to review the text. As explained in the presentation and discussion by the Board on May 13th, the proposed change for this pump station site from Single Family Land Use to Public Buildings and Grounds Land Use is necessary to bring the existing S-Zoning in compliance with the correct land use classification. The Public Buildings and Grounds Land Use category is specifically put into place to accommodate utility locations and open space. As outlined at the meeting, no proposed improvements are contemplated; this is only a change from a technical standpoint. The property operates as open space and is occupied by an existing pump station. No improvements, changes to pump station, no driveways, access roads or changes to the property are proposed as a result of these actions. Fairchild Gardens will not be utilizing this pump station property for access nor will the Fairchild Gardens proposed expansion have any effect on this station as quantified by the City's Public Works Director. The change is necessary to eliminate the inconsistency between an already established S zoning designation that pursuant to Ordinance #1250 (adopted in 1961) that this property can only be utilized and must remain as a pump station. As was stated at the public hearing and on the record, and reaffirmed by the City Attorney, this change to Public Building and Grounds land use provides further protection beyond the currently assigned single family land use. Please feel free to contact me if you have any further questions, I am not sure if we spoke after the meeting, since I had spoke to numerous persons after last weeks meeting to provide further explanation. Thank you. eric riel planning director city of coral gables, florida eriel@coralgables.com 305.460.5211
2.	05 14 09	Peter Cohen Riviera Schools petercohen@rivieraschools.com				From: Peter Cohen [mailto:petercohen@rivieraschools.com] Sent: Thursday, May 14, 2009 2:58 PM To: Hernandez, Elizabeth; Riel, Eric Subject: Planning and Zoning Board Meeting Dear Ms. Hernandez and Mr. Riel:

May 29, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
Update of the City of Coral Gables Comprehensive Plan and Map

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
						I am the associate director of Riviera Schools located at 6800 Nervia Street, and I attended last night's Planning and Zoning Board Meeting. We want to commend the city's staff for their efforts on the CLUP. It has clearly taken an incredible amount of time, effort, and energy to develop the current proposed plan and to create one which appropriately addresses the city's needs for the future. We feel it is important to contact you regarding one of the items raised at last night's meeting. If you recall, the Riviera Neighborhood Association (RNA) proposed some modified language for the Plan which would incorporate neighborhood vision statements into the city's overall plan. While we never saw the actual proposed language, the discussion made the intent relatively clear. We think the board, the city staff, and the city attorney all gave insightful feedback in response to the proposal by the RNA. We would like to provide some additional information as you move forward in contemplating any such proposal by the RNA or any other group. - The RNA's vision statement for the neighborhood was created through a series of charrettes which were attended generally by residents from the neighborhood, not by commercial property owners. The charrettes were mainly intended to address the future of Riviera Park and thus were aimed generally at a residential audience, but grew into something bigger during the process. Unfortunately, most of the commercial properties in the area were likely unaware that a vision statement was being developed that would potentially affect their development rights. We did attend those charrettes and participated in the process. While it was a good process, and we developed many good ideas as a group, we do not think the process was sufficient enough to adopt the resulting report into any comprehensive city plan. It served its purpose for the development of the park, but should not specifically be used for anything more than that. - Importantly, the RNA is defining its area to include the residential area and the commercial district bounded by US1, Sunset Drive, Red Road, and somewhere around Maynada. However, the RNA does not represent any properties other than residential properties. In fact, they will not even allow non-residential property owners to join the RNA. It is objectionable for them: 1) to define their boundaries to include to non-residential properties; 2) to then propose policies and procedures that affect all of those properties; 3) and to then refuse to allow all such properties to have a voice in the organization. Moreover, the RNA does not represent many of the residential properties within their own defined boundaries. -Last night, the city attorney raised a very valid point – neighborhood vision plans cannot be incorporated into any city land use plan because each neighborhood association defines its own boundaries randomly and can do so without including all properties within those boundaries. Who defines those boundaries and how

May 29, 2009
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						those boundaries are defined are impossible questions to answer. The RNA vision statement places greater burdens on commercial property owners within the area for future development, thus infringing on their property rights. The city should not adopt any language with such a potential effect without appropriate due process -- adequately notifying the affected properties and giving them an opportunity to appear. Thank you for taking the time to review our comments. We look forward to being included in any future discussions or meetings regarding adopting any language or provisions that would affect us and the other nearby properties. I contacted the city clerk's office to get the email addresses of all of the members of the Planning and Zoning Board. However, as I still have not received that information from the city, I kindly request that you forward this email to all of the members of the Planning and Zoning Board. Thank you once again. Sincerely, Peter E. Cohen Associate Director Riviera Schools 305-666-1856 www.rivieraschools.com
3.	05 13 09	W. Tucker Gibbs, Esq. 2980 McFarlane Road Suite 205 Coconut Grove, FL 33133				From: W. Tucker Gibbs [mailto:tucker@wtgibbs.com] Sent: Wednesday, May 13, 2009 2:48 PM To: AmadoJulio@aol.com; Riel, Eric; Hernandez, Elizabeth Cc: JRamirez@eldermanagedcare.com Subject: Proposed language for comprehensive plan Hello Al, Eric and Liz, Attached is a proposal that I believe would allow neighborhoods to present visioning plans to the city but would also insure that the determination of how much of the plan (all, some or none) to implement would be subject to planning department review and recommendation to the city commission. Final approval or denial would be by the city commission. Could Eric meet with me next week regarding this proposal? I would like to get some agreement on the exact wording to present to the city commission on first reading. Eric, would it be possible to have Al Acosta recognized early in the meeting so he can make a brief presentation regarding this

May 29, 2009
City of Coral Gables - Planning Department
Letters Received from Property Owners
Update of the City of Coral Gables Comprehensive Plan and Map

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
						proposal. We expect that there will be members of the RNA present and this would allow for them to be able to leave once AI has completed his statement. Thanks for all your help in this matter. Regards, Tucker mailto:tucker@wtgibbs.com ENTERED AS EXHIBIT <u>Amado Acosta AI</u> by <u>member</u> THE PLANNING AND ZONING BOARD ON <u>05.13.09</u> <u>JM</u> DATE INITIALS Riviera Neighborhood Association Proposal to Amend Future Land Use Element Objective FLU 3.3 The following language should be inserted at the end of the sentence: Upon presentation of a neighborhood visioning and district plan to the city commission, the commission shall direct the planning department to evaluate the plan and present a report regarding the plan's consistency with the comprehensive plan, planning principles and the city's land development regulations; with specific recommendations to the city commission regarding the implementation of the plan. That report may accept or reject in whole or in part, the recommendations and proposals set forth in the vision and district plan. The city commission shall review the planning department's report and shall approve or reject in whole or in part the recommendations made in the planning department's report. Any development application within the area delineated in the planning department's report as approved by the city commission shall be consistent with the planning department report as approved by the city commission.
4.						
5.						

An abstract graphic consisting of several overlapping vertical and horizontal bars in various colors: red, green, yellow, blue, and cyan. The bars are of different lengths and are positioned in a way that they appear to be layered on top of each other, creating a sense of depth and movement. The colors are vibrant and the bars have rounded ends.

Updated Comprehensive Plan (EAR-Based Amendments)

June 3, 2009
Continued from May 13, 2009



Comprehensive Plan

Comprehensive Plan

May 2009

City of Coral Gables



Table of Contents - Comprehensive Plan

Elements



ADM

Administration – Use and Organization of the Comprehensive Plan



GOV

Governance



FLU

Future Land Use Element



DES

Design



COM

Community Facilities



HOU

Housing



EDU

Education



MOB

Mobility



NAT

Natural Resources



REC

Recreation and Open Space



HIS

Historical Resources



SAF

Public Safety



CIE

Capital Improvements



GRE

Green

Comprehensive Plan Elements

- 14 different elements
 - New elements
 - Administration
 - Design
 - Public Safety
 - Green



ADM



GOV



FLU



DES



COM



HOU



EDU



MOB



NAT



REC



HIS



SAF



CIE



GRE



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

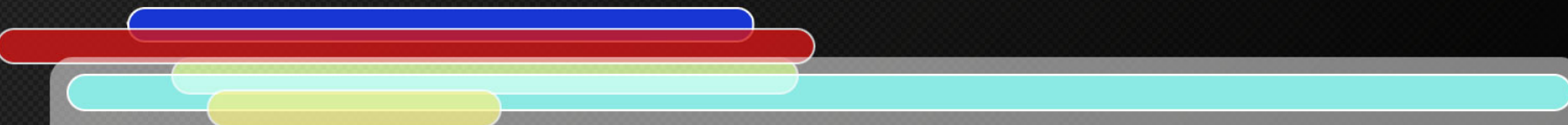


Questions....



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 Board 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.

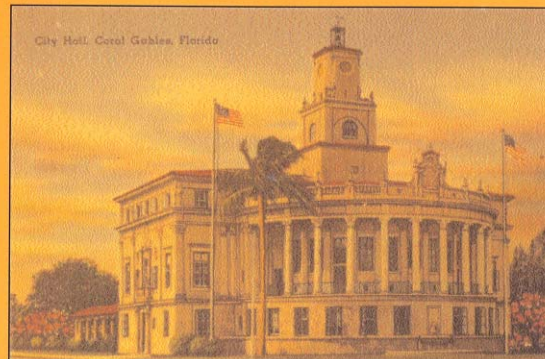
This document exemplifies the City's continued efforts to protect, strengthen, and enhance the City of Coral Gables as a vibrant and desirable community with its established neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, recreation,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



Charrette 2002



CORAL GABLES CHARRETTE REPORT



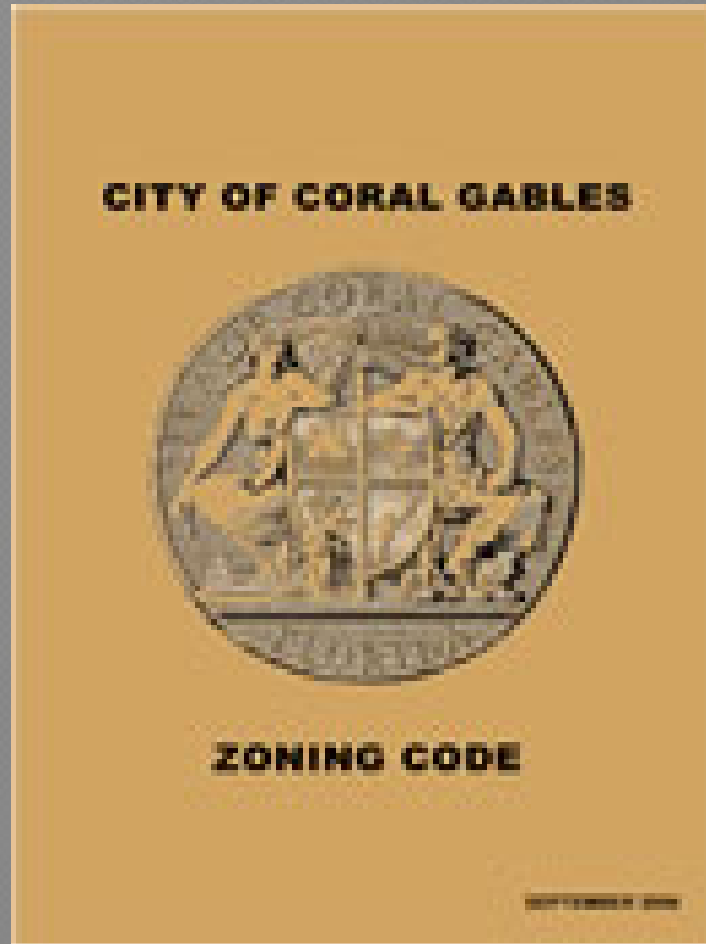
City of Coral Gables and
University of Miami School of Architecture
2002



Interim 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.**

Affordable Housing Study

WORKFORCE/AFFORDABLE HOUSING

STUDY FOR THE CITY OF CORAL GABLES

PREPARED BY

**Robert W. Burchell, Ph.D., Co-Director
William R. Dolphin, M.A.**

Chaojun Zhu

CENTER FOR URBAN POLICY RESEARCH (CUPR)

EDWARD J. BLAUSTEIN SCHOOL OF PLANNING AND PUBLIC POLICY

RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY

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NEW BRUNSWICK, NEW JERSEY 08901-1982

732/932-5133, EXT. 542 (F) • 732/932-2363 (F)

PREPARED FOR

THE CITY OF CORAL GABLES

REVISED APRIL 2006

What is the Comprehensive Plan? *cont...*

1. City of Coral Gables Comprehensive Plan (aka, Comprehensive Land Use Plan / CLUP) last major revision in 1997)
2. Contains 10 elements (9 required elements plus optional “Historic Preservation Element”)
3. Problems: out of compliance, outdated, inconsistent with Zoning Code, overly technical, too specific, written in planning/legal jargon, boilerplate GOPs, boring



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)



Other Cities that have surpassed EAR based deadline

- El Portal – Due 9/06
- Golden Beach – Due 2/07
- Hallandale Beach – Due 5/08
- Key West – Due 10/08
- Miramar – Due 1/09
- N. Miami Beach – Due 9/07
- Pinecrest – Due 10/07
- Pompano Beach – Due 3/09
- South Miami – Due 11/07
- Virginia Gardens – 12/08



What happens if City doesn't adopt



- **No other Comprehensive Plan Amendments can be processed**
- **Sanctions from the State - such as lose eligibility for State grants**

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 the 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 and Open Space
 4. Capital Improvements
 5. Historic Preservation

New Elements Being Proposed



- **Integrated into Other Elements:**
 - **Old: Intergovernmental Coordination and Public Facilities**
 - **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

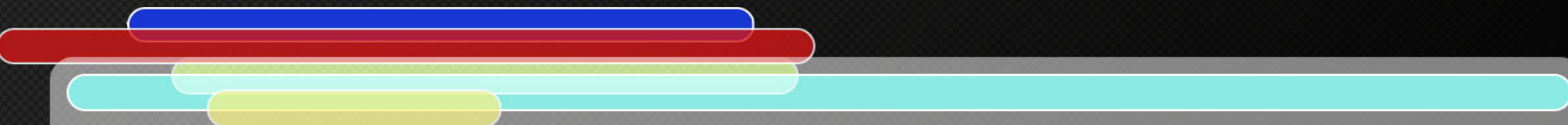


- **New to the 2009 Plan:**

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 the Elected Officials
- Interdepartmental coordination efforts for the City departments
- Coordination of issues: transportation; water distribution; design and development; annexation; bays, estuaries and harbors; and school planning



Future Land Use Element - Overview

- Land use classification section are at the beginning of the element and include the classifications in a table format for better clarity
- Consistent with the City's newly revised land development regulations
- Intensities and densities have not changed
- Zoning Code rewrite - removed floor/story provisions in relation to height and replaced them with a measurement of feet to be consistent
- 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 and regulates signs



Community Facilities Element - Overview

- Formerly known as the *Public Facilities Element*
- Recommended in the 2006 EAR as well as additional policies related to water supply planning
- Sewer. Policies were 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.

Community Facilities Element - Overview

- **Solid Waste.** Language was updated to coordinate with Miami-Dade County DERM on maintaining a list of hazardous material use and storage in the City. No changes to the adopted LOS for solid waste were proposed.
- **Drainage.** Per the 2006 EAR, several policies were deleted. Policies have been achieved and are no longer relevant. The adopted LOS was revised to modernize the language and to update the on-site retention requirements.
- **Water.** Per the 2006 EAR, several policies were deleted. Policies have been achieved and are no longer relevant. The adopted LOS standard was revised to address new growth management requirements for future water supply planning and to adjust the gallons per capita per day to a level that is in line with the County standards and closer to the actual usage rate within the City. New objectives and policies were added to address water supply planning requirements.



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
- Updates of the Zoning Code by 2011



Affordable Housing Study

WORKFORCE/AFFORDABLE HOUSING

STUDY FOR THE CITY OF CORAL GABLES

PREPARED BY

**Robert W. Burchell, Ph.D., Co-Director
William R. Dolphin, M.A.**

Chaojun Zhu

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PREPARED FOR

THE CITY OF CORAL GABLES

REVISED APRIL 2006



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





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 planning 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 and native vegetative communities; all 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 and for the City to maintain CAPRA accreditation

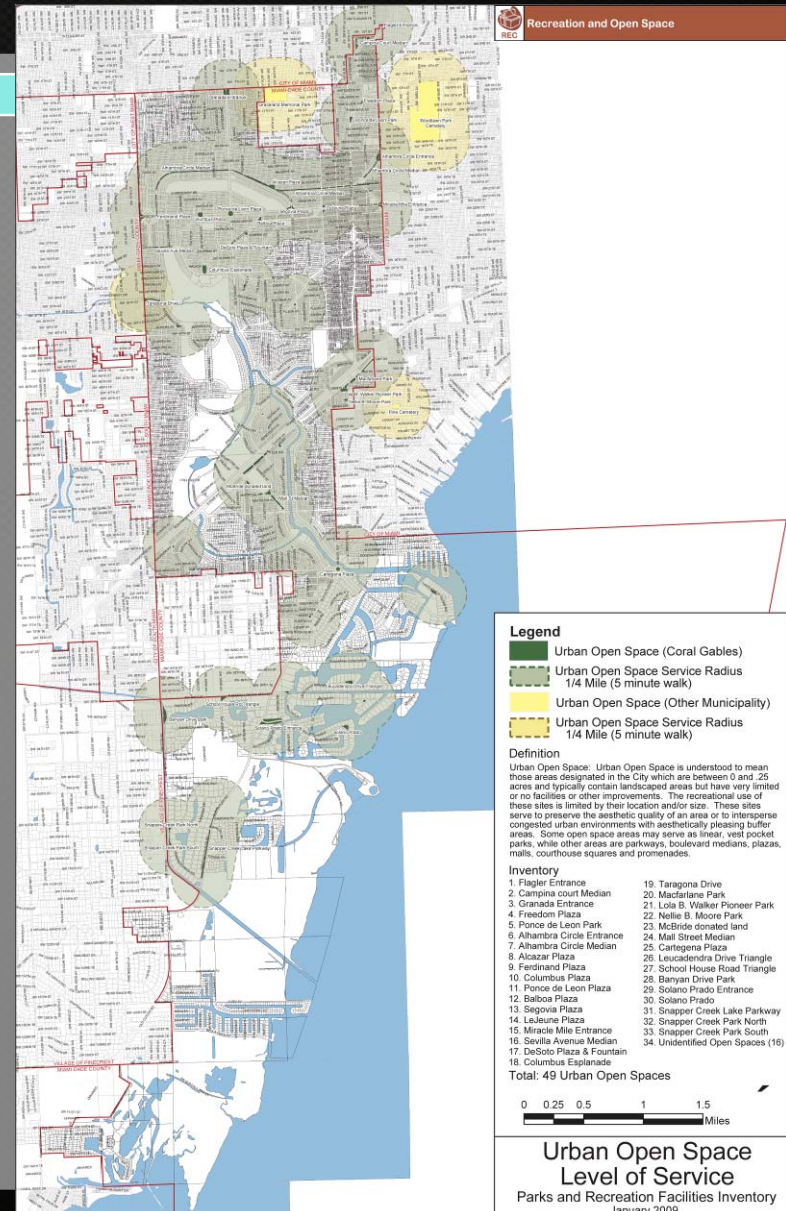




Parks and Recreation LOS maps

- Urban Open Space

Service Radius:
 $\frac{1}{4}$ Mile (5 min. walk)

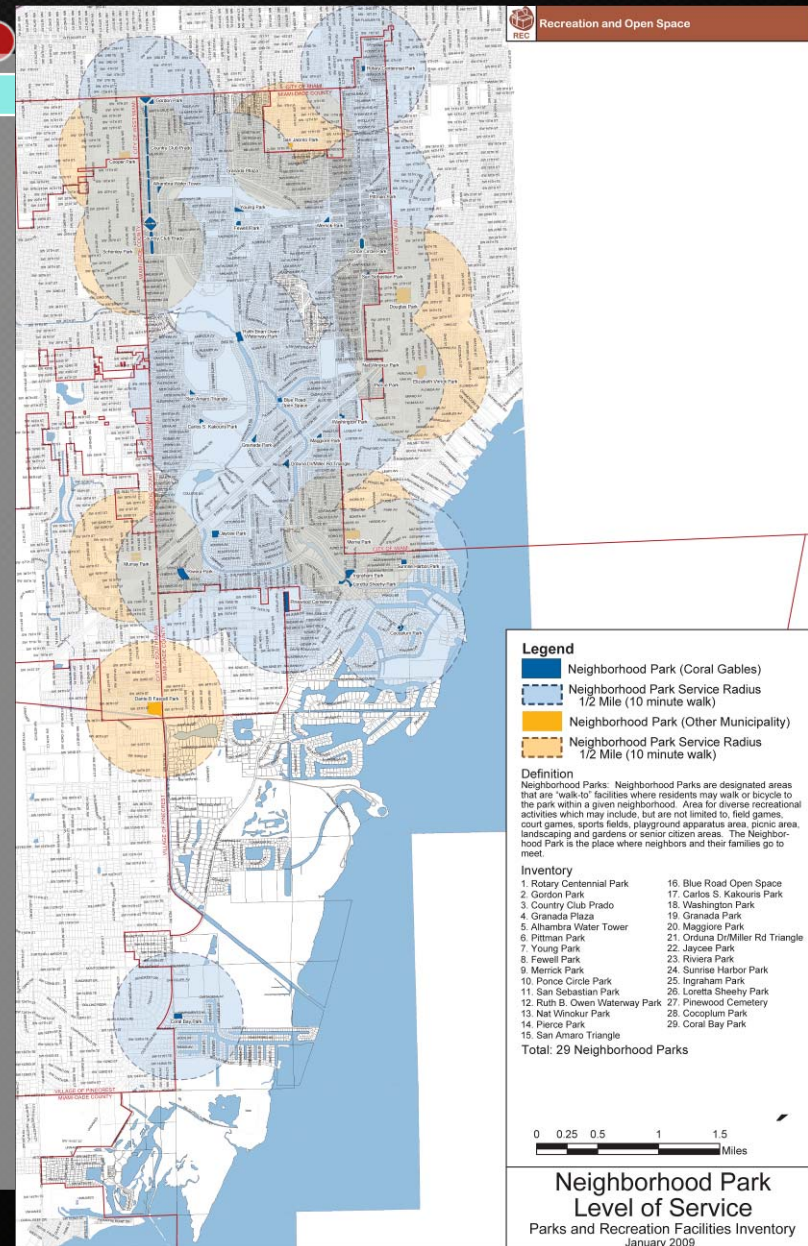




Parks and Recreation LOS maps

- Neighborhood Parks

Service Radius:
½ Mile (10 min. walk)

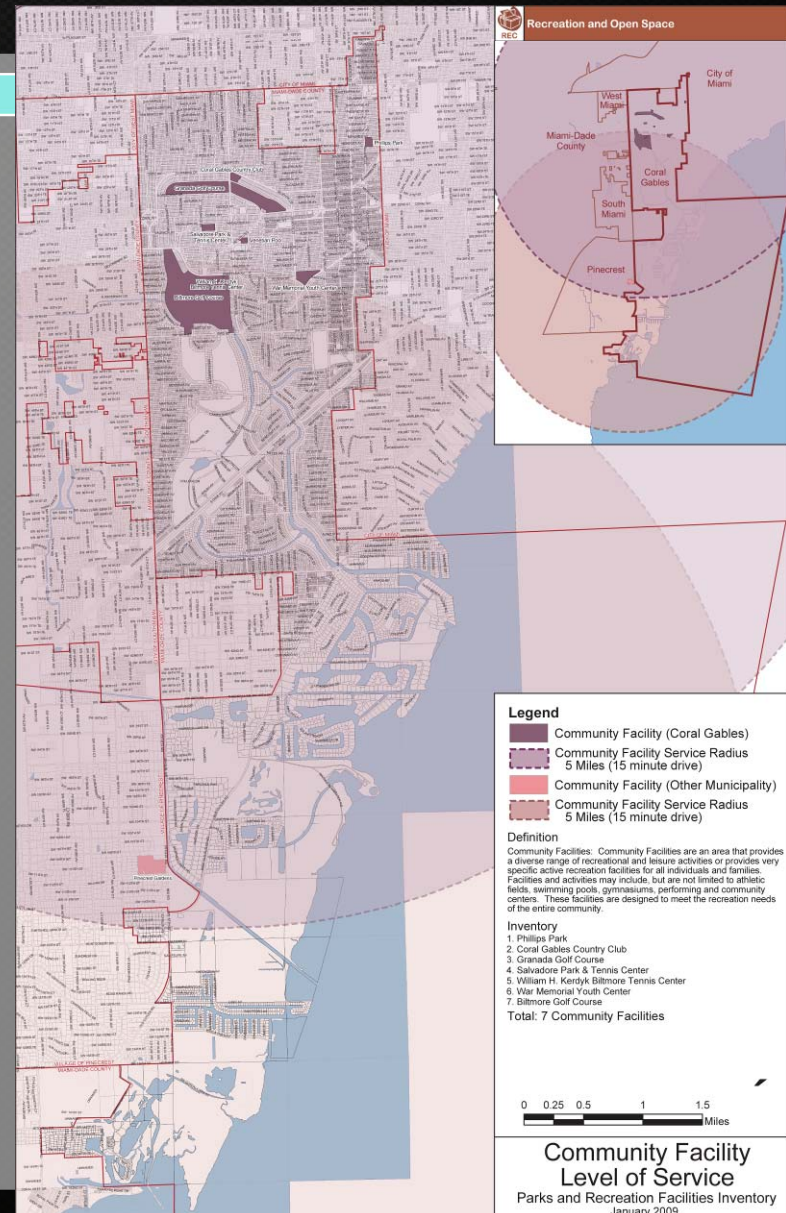




Parks and Recreation LOS maps

- Community Facilities

Service Radius:
5 Miles (15 min. drive)

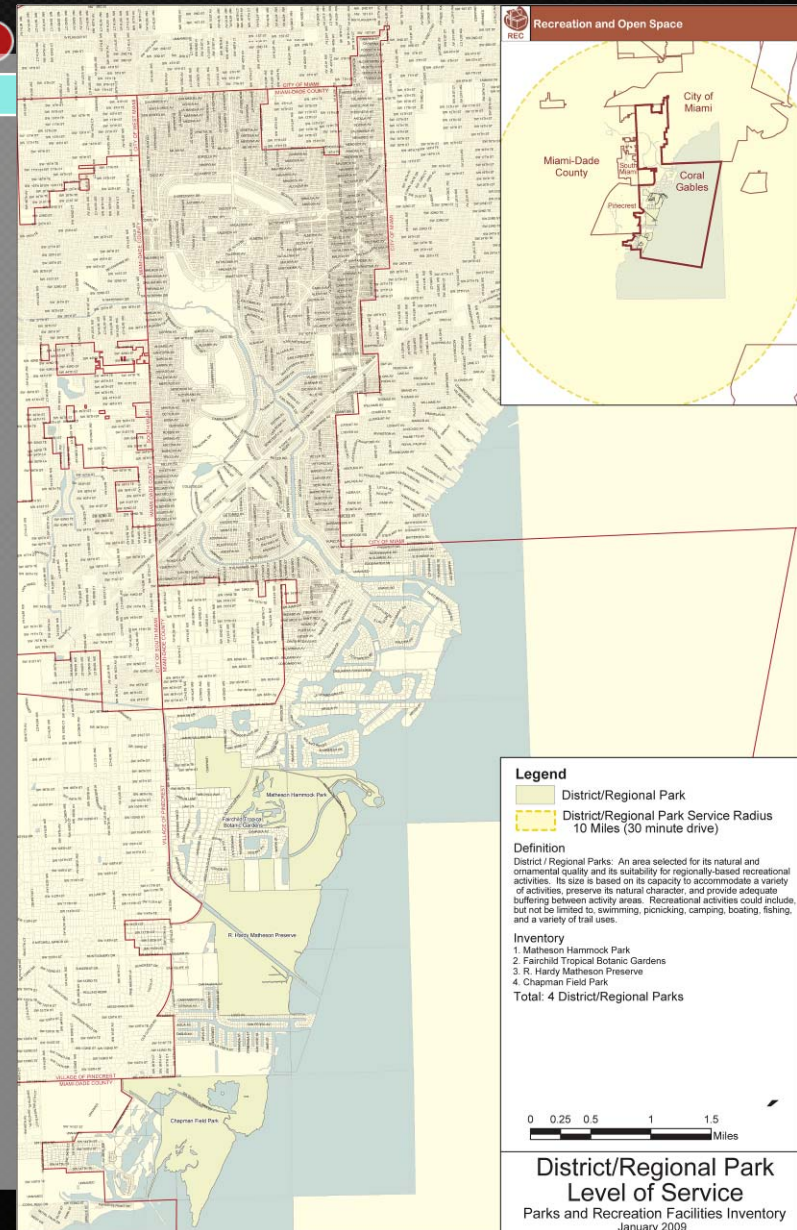




Parks and Recreation LOS maps

- 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
- A new policy provides for tax incentives for designated historic properties



Public Safety Element - Overview

- Former *Coastal Management Element*
- Additional policies related to emergency and safety service providers including police, fire and medical and health services
- 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

- Facility needs of the community and to ensure that the deficiencies as well as the improvements identified in the other elements of the comprehensive plan as necessary to support the growth of the community are programmed and that the deficiencies are corrected accordingly over time
- Updated to reflect all proposed revisions to level of service standards in the other elements of the plan

Green Element - Overview

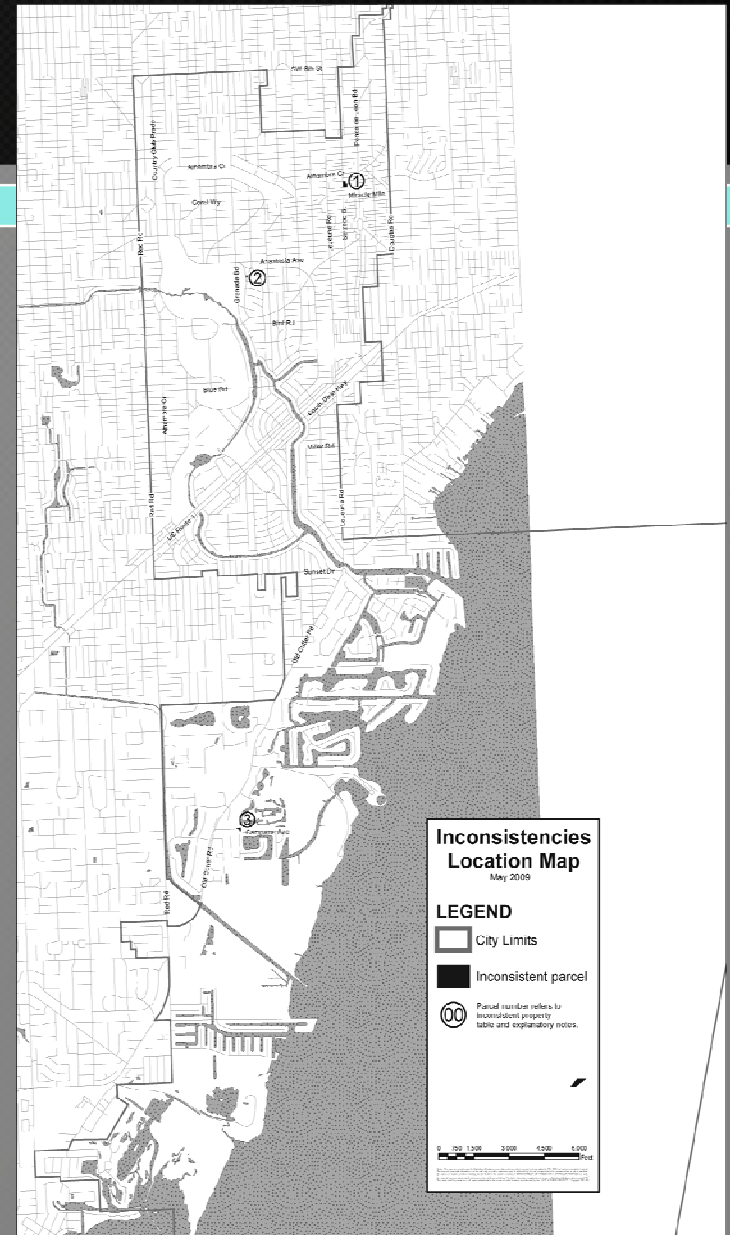
- Provide guidance in ways the City can promote conservation of natural resources and at the same time introduce strategies to reduce the emission of greenhouse gases within the City
- Provide incentives to developers to utilize “green” technology
- Increase the tree canopy within the City
- Conserve 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 correct inconsistencies between existing Zoning Map classifications and the existing CLUP Map classifications.

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

Planning Staff is recommending approval of the proposed changes of land use for the three City owned properties to provide consistency with the existing zoning designations and actual use of the properties.

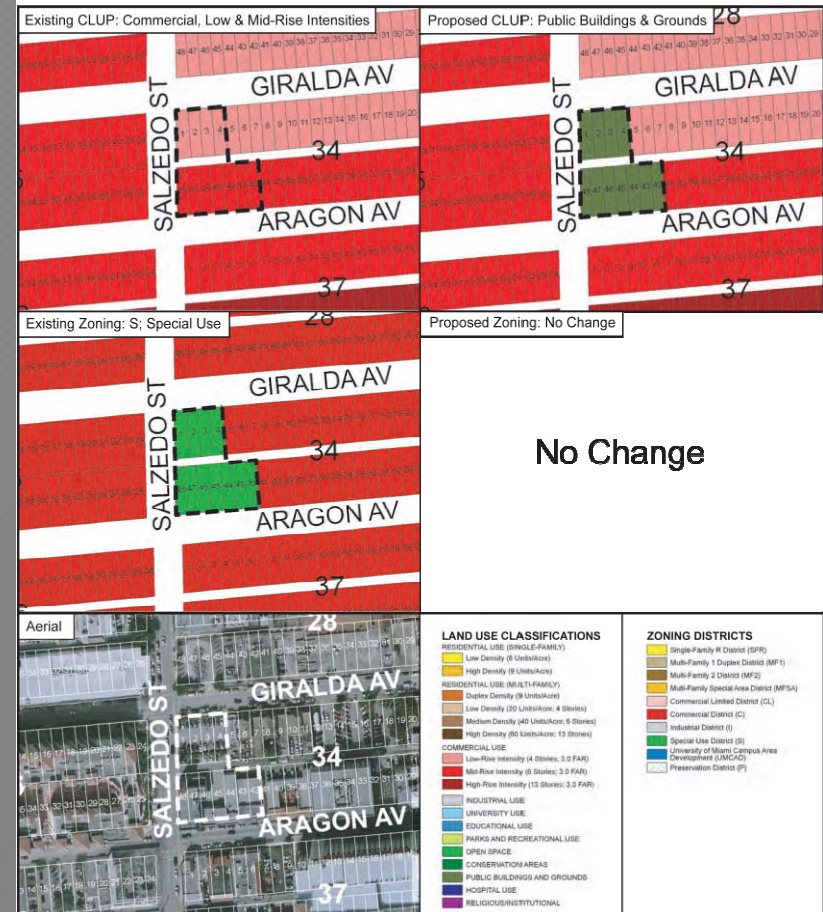


Map Inconsistencies

Parcel #1; Coral Gables Museum

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

Parcel #1; Coral Gables Museum



Property Owner: City of Coral Gables

Address/Legal: 285 Aragon Ave/Lots 1-4 and 42-48, Block 34; Section "K"

Source: Miami-Dade.gov - Property Records

Disclaimer: This information is provided as a public information service and is not intended to be used for any purpose other than that for which it was collected. The City of Coral Gables makes no warranty, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any particular use and assumes no liability for the use or misuse of this public information and data.

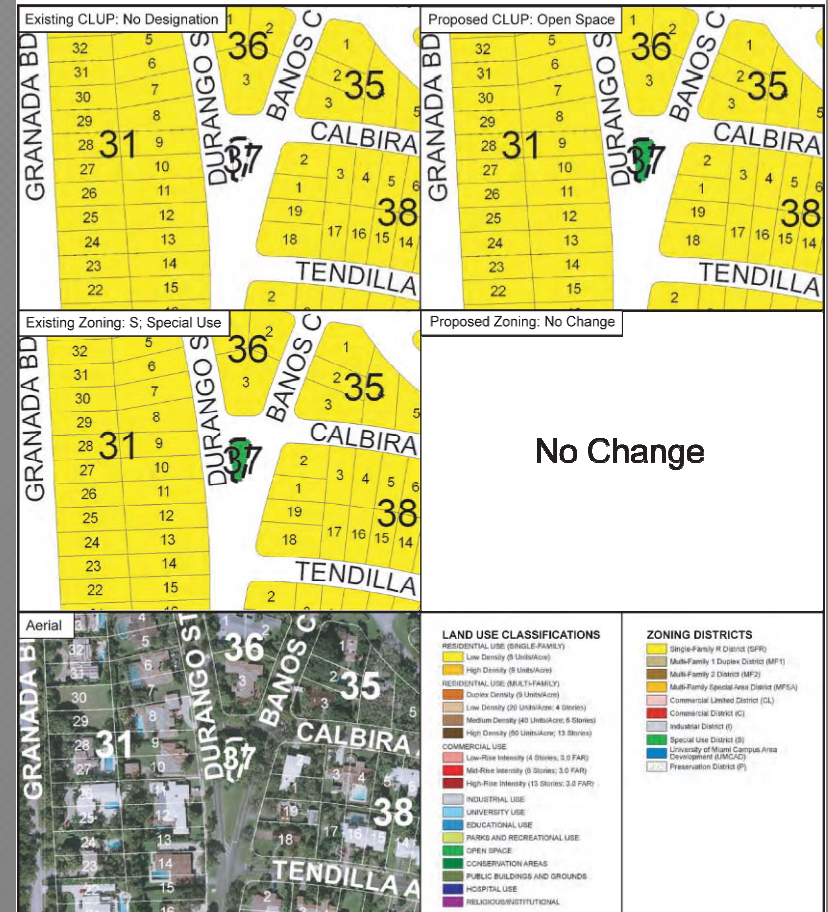
May 2009

Map Inconsistencies

Parcel #2; Public open space

- Change from: “No Designation”
- To: “Open Space”

Parcel #2; Public open space



Property Owner: City of Coral Gables
Address/Legal: N/A/All of Rock 37; Country Club Section 3

Source: Miami-Dade.gov - Property Records
Disclaimer: This information is supplied by the Miami-Dade County Property Appraiser's Office as public information on date and it must be accepted and used with the understanding that the data was collected for the purpose of creating a Property Tax Roll per Florida Statute 193.06. Miami-Dade County Property Appraiser's Office is not responsible, approved or implied, for the accuracy, completeness, reliability, or suitability of the data for any particular use and also has no liability for the use or misuse of this public information and data.

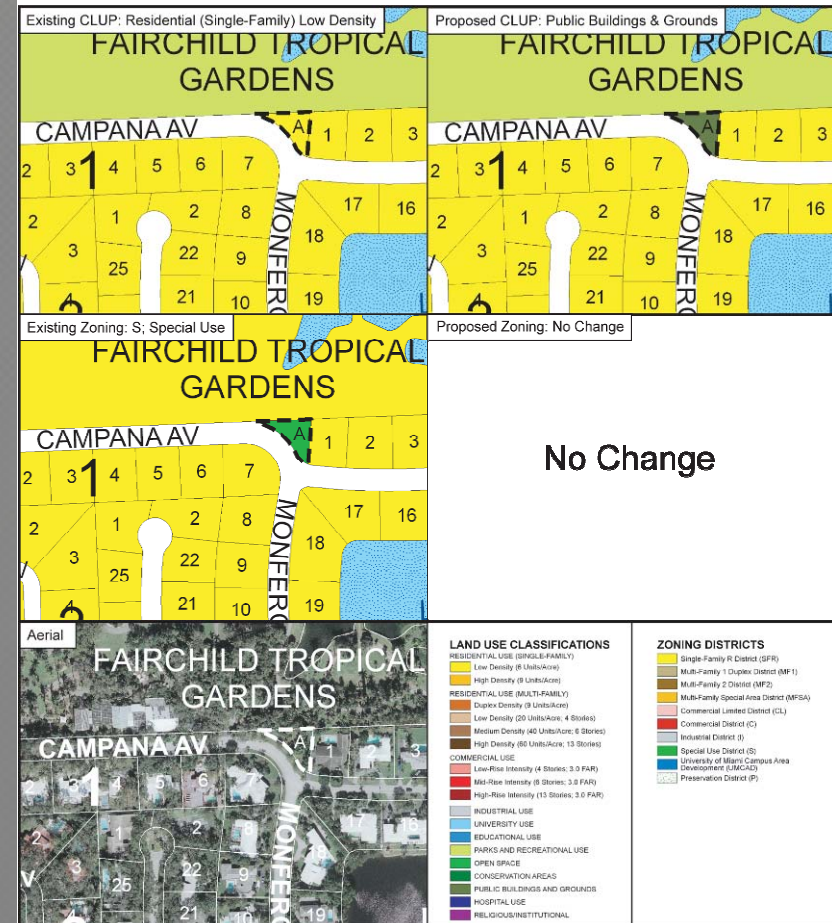
May 2009

Map Inconsistencies

Parcel #3; City Utility Station

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

Parcel #3; City Utility Station



Property Owner: City of Coral Gables

Address/Legal: N/A Tract A, Block 2, Hammock Oaks Harbor Section 2

Source: MiamiDade.gov - Property Records

Disclaimer: The information is supplied by the Miami-Dade County Property Appraiser's office as public information and is not to be used for any purpose other than the intended use. The Miami-Dade County Property Appraiser's office makes no warranty, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use and assumes no liability for the use or misuse of this public information and data.

June 2009

Update of CP Overview – GOP's

- Updated CP provides for additional GOP's to further strengthen and provide protection for residential uses and neighborhoods:
 - Additional GOP's in the Governance Element for enhanced intergovernmental coordination and/or transparency between adjacent local gov. and enhanced public outreach
 - New GOP's to 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)
 - 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

- **Protecting/enhancing residential uses from potential impacts which could include regional traffic, uncomplimentary design, adjacent non-residential uses, etc.**
 - **Current CP has 22 GOP's that provide specific measures to provide protection of residential uses and neighborhoods**
 - **Updated CP provides for 15 additional GOP's (total of 37) to further strengthen and provide protection of residential uses by providing for additional goals, objective and policies**

Update of CP Overview – GOP's

- Updated CP provides for additional GOP's to further strengthen and provide protection for residential uses and neighborhoods:
 - Additional GOP's in Housing Element with reference to maintaining sound housing
 - Update GOP's within the Mobility Element to provide for mitigation strategies for lessening the impact on the City which include traffic calming, promoting other means of mobility (walking, biking, etc) – all meant to lessen traffic

Update of CP Overview – GOP's

- 65 GOP's that are directed towards providing protection to all City of Coral Gables residences and neighborhoods

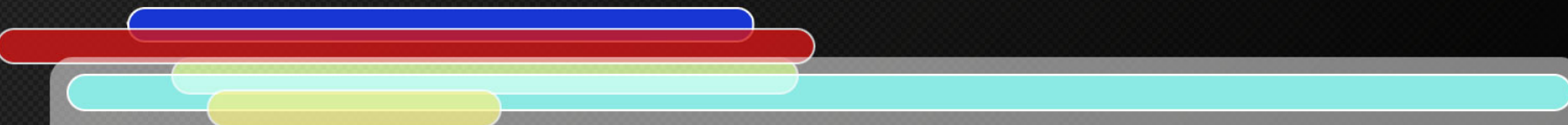
What are the next steps?

1. PZB / Commission / public input will be incorporated into revisions
2. 1st Reading - Commission approval to transmit amendments to State DCA for compliance review
3. State DCA will issue “Objections, Recommendations, & Comments (ORC) Report” with recommended changes
4. Changes will be made prior to final approval

Steps 3 and 4: 90 to 120+ days (September/November 2009)



Recommendation



A. Capital Improvements Element

The Planning Department 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

The Planning Department 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

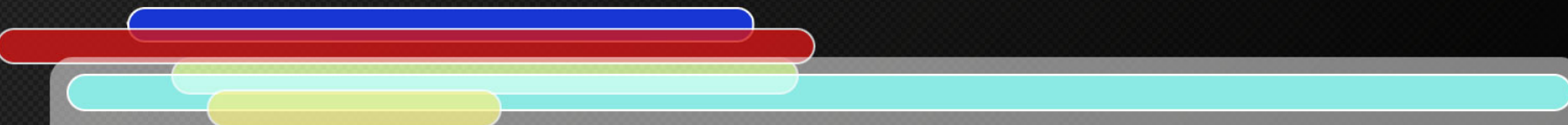
The Planning Department recommends approval of the adoption of the Evaluation and Appraisal Report (EAR) based amendments, various updates of the Goals, Objectives, and Policies, and providing for newly created elements titled: Administration, Design, Public Safety, and Green to the City of Coral Gables 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

The Planning Department 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.



The End

