

**City of Coral Gables City Commission Meeting  
Agenda Item F-6  
November 14, 2017  
City Commission Chambers  
405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli  
Vice Mayor Pat Keon  
Commissioner Vince Lago  
Commissioner Frank Quesada  
Commissioner Michael Mena**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark  
City Attorney, Craig E. Leen  
City Clerk, Walter J. Foeman  
Deputy City Clerk, Billy Urquia  
Planning Director, Ramon Trias**

**Public Speaker(s)**

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Agenda Item F-6 [11:16:11 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan to include a Coastal Management Element pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, “Development Review” Division 15, “Comprehensive Plan Text and Map Amendments,” to include Objectives and Policies to protect coastal areas of the City; providing for a repealer provision, severability clause and providing for an effective date.

Mayor Valdes-Fauli: Item F-6, Ordinance on First Reading.

City Attorney Leen: So, Ordinance on First Reading – it’s an Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan to include a Coastal Management Element pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, “Development

Review” Division 15, “Comprehensive Plan Text and Map Amendments,” to include Objectives and Policies to protect coastal areas of the City; providing for a repealer provision, severability clause and providing for an effective date. And Mr. Mayor, this is an Ordinance on First Reading, public hearing item and I know Mr. Trias has a presentation.

Planning Director Trias: May I have the PowerPoint please. Mayor and Commissioners this is a result of a state requirement that every seven years they send an evaluation and appraisal report on the Comprehensive Plan. The current approach is that the City simply sent a letter and explained that there was a need to do the coastal management element. The coastal management element deals with areas as the names along the coast and what we have done is we prepared that document that you received that has two sections to it; one is the background material that has a lot of maps and was the result of significant research and effort for a while, with the help of the staff from Public Works and also with the very insightful comments from the City Attorney who helped us with some of the language in the goals and policies. The definition of the boundary, the conceptual idea is that the City is united at Sunset Drive with two very different halves. The upper half is the more historic area that Merrick developed; the lower half is what I would describe as the coastal area. So, we have this map and as you can see in the coastal area there is a lot of green, there is a lot of preserve, a lot of parks and so on, and the rest of it is mostly single family. So from the planning point of view, I believe that Coral Gables has done an exceptional job for decades in terms of developing the coastal areas, there are no blighted areas, none of the typical issues that are associated with this element that have to be addressed. Now one of the nice things that we have here is that we can go back and find the original maps; and as part of the research we found this map from 1914; 1914 is important because it predates the platting that Merrick did. So it shows the natural systems, the natural systems that predate development, both along the water and within the area of the City, so we can look very closely and in great detail why some open space areas, some golf courses and some canals and so on were created by Merrick, and then realized the impact that that has in terms of the parks, in terms of the public spaces and also in terms of the contrast of development, so we’ve done all that. We put that together as part of the research; and in addition, one of the good things about the way the City has done is land planning for decades is that future land use and the zoning map are generally very consistent, so we don’t have any issues that deals with different things being required and consistent means that where we say that the future land use is single family, the zoning is single family, so simply it means what it says. One of the good things that we’ve been able to do is, we collected many of the more recent materials in terms of storm surge, in terms of the effects of sea level rise, there is some language that deals with those issues and so on, so all that is collected; and then its summarized in a series of goals, policies – goals, objectives and policies, upon the vision that we will support the highest quality of life and promote sustainable coastal areas. Some of the actual language that is included talks about the quality of life, the appearance, the protection of natural environment, and the sustainability issues, all of that is detailed in the

policies. We also support and enhance some of the processes that we have that are unique, such as the Board of Architects trying to incorporate all of that into some of the reviews; and then finally, try to promote best practices that minimize floods and danger and so on. The other thing that we've done is, we also have incorporated all of the FEMA requirements, some of the more recent requirements, and so all that language is there. We have included awareness and appreciation about some of the different uses that are unique to the ward, in our case its mostly parks and open space; and finally, the next step is, if you approve this is to transmit it to the Department of Economic Opportunity, which is already currently reviewing some of the language and so on, and hopefully finalize this process within the next few months.

Mayor Valdes-Fauli: Thank you, thank you Mr. Trias. Any comments, questions?

Vice Mayor Keon: Very good.

Mayor Valdes-Fauli: This is a public hearing.

City Attorney Leen: Yes sir.

Mayor Valdes-Fauli: Anybody from the public that wishes to speak? Do I hear a motion?

Commissioner Quesada: Just one quick thought. Did you have any involvement from; maybe I missed it, from Hal Wanless?

Planning Director Trias: I don't think so. I have to verify that...

Commissioner Quesada: Is this going to come back on Second Reading?

Planning Director Trias: Oh yes, yes.

Commissioner Quesada: If you could just run it by him before Second Reading just because he's been so – I think he's the head of the department at the University of Miami when it comes to these issues and he's been a great partner with the City, so if you could just run it by him.

Planning Director Trias: I anticipate that we can take whatever time we need in terms of finalizing this. It's important to send it to the State at this point and then we can finalize it whenever.

Commissioner Quesada: OK.

Mayor Valdes-Fauli: OK. A motion?

Commissioner Mena: Second.

Mayor Valdes-Fauli: Who made the motion?

Commissioner Lago: Commissioner Quesada did.

Vice Mayor Keon: Commissioner Quesada made the motion.

Mayor Valdes-Fauli: OK. Will you call the roll please?

Commissioner Quesada: Yes

Vice Mayor Keon: Yes

Commissioner Lago: Yes

Commissioner Mena: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

[End: 11:22:13 a.m.]