



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **EAR Comprehensive Plan Text Amendment – Coastal Management Element**

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **November 8, 2017; 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

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

An Ordinance of the City Commission of Coral Gables, Florida 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, providing for a severability clause, and providing for an effective date.

The proposed amendments are required by the Evaluation and Appraisal Report (EAR) process of the Comprehensive Plan, established by state law. The EAR process updates local comprehensive plans, as required by new state legislation. Staff has determined that Comprehensive Plan text amendments are necessary to comply with recent changes on Chapter 163, Florida Statutes. In these text amendments, Staff is addressing the "Peril of Flood" requirements, as outlined in 163.3178(2)(f):

A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:

- 1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.*
- 2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.*
- 3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.*
- 4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.*
- 5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.*

6. *Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.*

2. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Coastal Management Element Text Amendment is provided in Attachment A.

3. FINDINGS OF FACT

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	Yes. The proposed text amendment advances multiple objectives and policies of the Comprehensive Land Use Plan with the promotion of environmental protection and sustainability.
2. Whether it is internally consistent with the Comprehensive Land Use Plan.	Yes. The proposed text amendment is internally consistent with the Comprehensive Land Use Plan with the promotion of environmental protection and sustainability.
3. Its effect on the level of service of public infrastructure.	The proposed text amendment will provide quality development principles that serve to eliminate inappropriate and unsafe development in the coastal areas.
4. Its effect on environmental resources.	The proposed text amendment will have a positive effect on environmental resources.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed text amendment will limit unsustainable development in the coastal areas and environmentally sensitive areas of the city, and therefore encourage development closer to downtown and denser areas of the city.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	This Comprehensive Plan Text Amendment is a requirement set forth by the state to manage development along the coastline and other flood hazard areas of the city. This amendment preserves and maintains the scenic vistas as embodied in the original city plan.

The standards identified in Section 3-1506 for the proposed Comprehensive Plan Text Amendment are satisfied.

4. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment is consistent with the Comprehensive Plan.

5. PUBLIC NOTIFICATION

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

Type	Date
Posted agenda on City webpage/City Hall	11.02.17
Posted Staff report on City web page	11.03.17

6. STAFF RECOMMENDATION

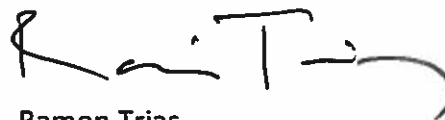
The Planning and Zoning Division recommends approval.

7. ATTACHMENTS

A. Proposed Comprehensive Plan Coastal Management Element Text Amendment.

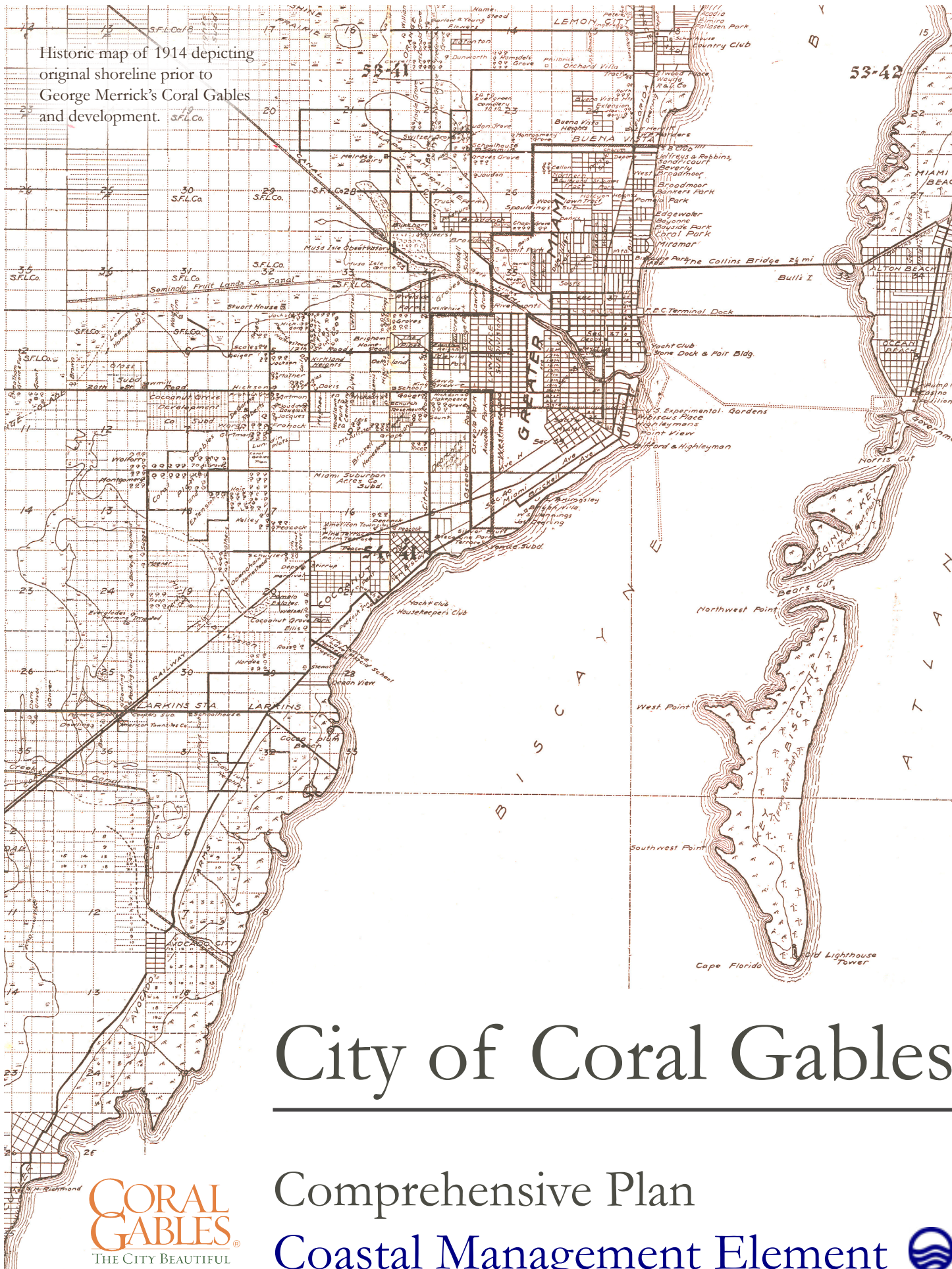
Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning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

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

Historic map of 1914 depicting original shoreline prior to George Merrick's Coral Gables and development.



City of Coral Gables

Comprehensive Plan

Coastal Management Element





Coastal Management

Vision Statement: Provide development principles that support the highest quality of life and promote sustainable coastal areas.

Goals, Objectives and Policies:

Goal CMT-1. Maintain, protect, and enhance the quality of life, environmental value, and aesthetic appearance of Coral Gables’ Coastal Zone.

Objective CMT-1.1. Preserve and protect existing natural systems.

Policy CMT-1.1.1. Implement best practices for site development within the coastal zone that will protect and enhance the natural environment.

Policy CMT-1.1.2. Encourage the reduction in point and non-point sources of pollution into Biscayne Bay through coordination with Miami-Dade County DERM, the South Florida Water Management District, the U.S. Army Corps of Engineers, and any other appropriate state and federal agencies in order to reduce pollution into Biscayne Bay.

Policy CMT-1.1.3. Marinas and docks will meet marina siting requirements and city development standards, and receive appropriate county, state, and federal approvals in the land development regulations.

Objective CMT-1.2. Enforce the Florida Building Code, which establishes construction standards that minimize the immediate and long term impacts of buildings and structures on coastal areas.

Policy CMT-1.2.1. Promote inspection and code enforcement efforts for coastal area construction to ensure the proper standards are met.

Objective CMT-1.3. Support Board of Architects review process to maintain the aesthetic quality and compatibility of buildings and structures in coastal areas.

Policy CMT-1.3.1. Board of Architects will review all buildings and structures for compatibility with coastal management policies.

Policy CMT-1.3.2. Develop informational materials to explain city aesthetic standards.

Objective CMT-1.4. Ensure that land development regulations and policies for the Coastal Zone are consistent with the City’s Comprehensive Plan goals, policies, and objectives for buildings and structures.

Policy CMT-1.4.1. Review zoning regulations for consistency with coastal management policies.

Policy CMT-1.4.2. The Coastal Zone of the City will adhere to the level of service standards as adopted.

Policy CMT-1.4.3. Rise in sea level projected by the federal government, and studied by the Southeast Florida Regional Climate Change Compact, shall be taken into consideration in future decisions regarding the design, location, and development of infrastructure and public facilities in the City.



Goal CMT-2. Promote best practices and procedures to minimize peril of flood.

Objective CMT-2.1. Reduce natural hazard impacts through compliance with federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.

Policy CMT-2.1.1. Review the Land Development Code to update for requirements on flood elevations.

Policy CMT-2.1.2. Establish regulations to minimize the disturbance of natural shorelines that provide stabilization and protect landward areas from storm impacts.

Policy CMT-2.1.3. Participate in the Federal Emergency Management Agency’s Nation Flood Insurance Program.

Policy CMT-2.1.4. Maintain records consistent with the Federal Insurance Administration’s listing of community selection factors.

Goal CMT-3. Promote best practices for post disaster redevelopment and hazard mitigation.

Objective CMT-3.1. Coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare within the City.

Policy CMT-3.1.1. Coordinate with existing resource protection plans through appropriate regulatory procedures.

Policy CMT-3.1.2. Participate in the preparation and adoption of a county-wide post disaster redevelopment plan that establishes an orderly process for reviewing private and public development proposals to restore the economic and social viability of the City in a timely fashion.

Policy CMT-3.1.3. During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing walls shall be required to rebuild landward of their present location or be structurally modified to meet current building codes.

Policy CMT-3.1.4. Temporary building moratoriums may be declared in the coastal areas as a result of storm damage.

Policy CMT-3.1.5. Coordinate with the State of Florida and Miami-Dade County and other public agencies and utilities to ensure that damaged infrastructure is replaced or improved.