



CITY OF CORAL GABLES
EVALUATION AND APPRAISAL
REPORT
December 2024

The City of Coral Gables continues to grow as a vibrant community while preserving its unique character and exceptional quality of life. This Evaluation and Appraisal Report (EAR), prepared in accordance with Chapter 163 of the Florida Statutes, ensures the City's Comprehensive Plan aligns with state laws, adapts to local changes, and addresses future priorities.

Focusing on resilience, sustainability, and innovation, the EAR updates 9 of the 15 Comprehensive Plan elements, including education, parks and recreation, mobility, and historical preservation. The Plan serves as a roadmap for balanced growth, environmental stewardship, and community vibrancy, securing a thriving future for Coral Gables.

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

This Evaluation and Appraisal Report (EAR) has been prepared to meet the requirements of Chapter 163, Florida Statutes, as mandated by the Florida Department of Commerce. The EAR evaluates the City's Comprehensive Plan and identifies necessary updates to ensure compliance with state laws, address changes in local conditions, and align with emerging development priorities. The goal is to create a foundation for sustained growth while preserving the City's distinctive character, environmental resources, and quality of life.

The current Comprehensive Plan of Coral Gables is accessible online at:

www.codehub.gridics.com/us/fl/coral-gables-comprehensive-plan

The proposed amendments include updates to the minimum planning periods and sanitary sewer requirements, as well as revisions to related goals, objectives, and policies. These amendments are required to reflect the most current state legislation, specifically in relation to the planning periods mandated in S.163.3172(5)(a) and to the sanitary sewer requirements in S.163.3172(6)(c). The updates focus on the following key areas:

1. **Update planning periods** to reflect 10-year and 20-year planning horizons.
2. **Remove outdated references** to the 2007 Zoning Code Rewrite.
3. **Update specific policies and corresponding target dates** to ensure alignment with state and local priorities.
4. **Revise references** to Florida State Statutes in the Comprehensive Plan.
5. **Revise Recreation & Open Space goals, objectives, policies, and maps** to better align with current community needs.
6. **Update the Historical Resources districts map** to ensure preservation efforts meet contemporary standards.

These amendments are necessary to maintaining an up-to-date and accurate vision for the City's growth, development, and preservation. While the proposed amendments are relatively minor, they serve to strengthen the Comprehensive Plan by aligning it with best practices in areas such as environmental sustainability, housing, and public infrastructure. These amendments will support the City's broader goals of sustainable growth and preservation.

The following nine (9) elements of the Comprehensive Plan contain minor updates as part of this EAR amendment process, out of a total of fifteen (15) elements:

Comprehensive Plan Elements Updated in the EAR:

- Future Land Use
- Governance
- Housing
- Education
- Mobility
- Recreation and Open Space
- Historical Resources
- Capital Improvements
- Green Initiatives

The proposed EAR-based text amendments, detailed in the attached appendices, provide a forward-looking framework to guide Coral Gables' growth while preserving its historic and environmental resources.

INTRODUCTION

1.1 History

The City of Coral Gables is a well-established, meticulously planned community with a distinguished legacy in urban design and land use, beginning with George Merrick's original vision. Over nearly a century, from Merrick's foundational ideas to the present day, a steadfast commitment to quality and strict adherence to zoning and building codes have guided the city's orderly and high-quality development.

Coral Gables originated as a modest 160-acre plantation, located five miles west of Miami. Under the direction of George Merrick and landscape architect Frank M. Button, the city's master plan transcended conventional subdivision models. The original plan for Coral Gables spanned 1,200 acres, with the platting of 'Section A' in 1921.



Map 1.0 | Phases of Progress: Coral Gables' Early Development (1921–1928)

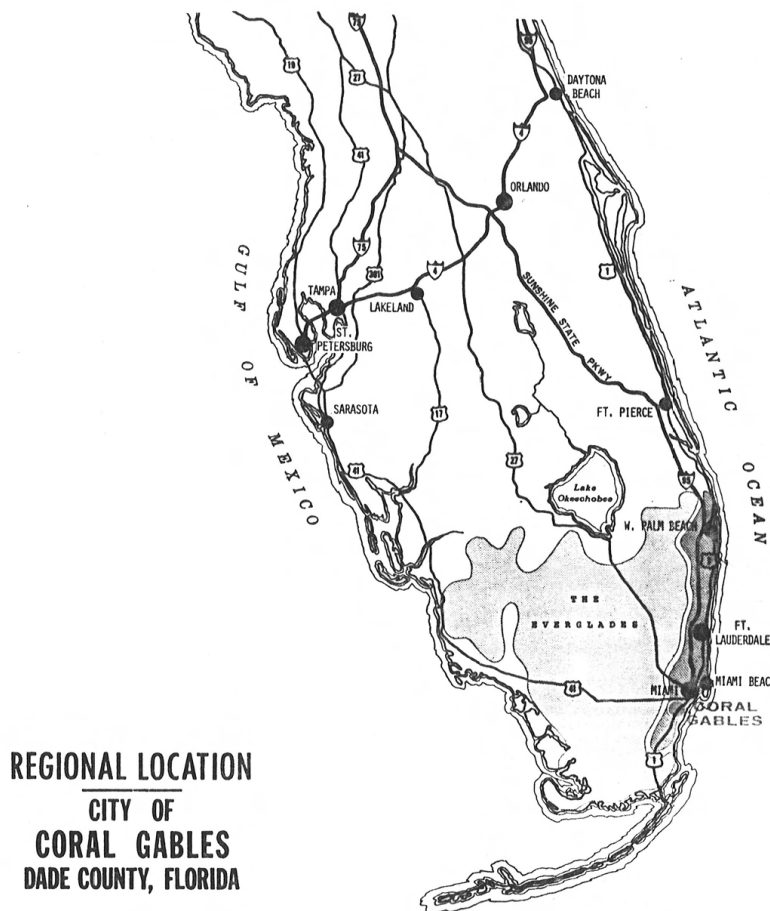
The city's first phase of growth, from 1921 to 1925, occurred primarily north of Bird Road, even as additional development sections were mapped out to the south. The second phase of expansion included portions of the Riviera Section and the University of Miami. However, the third stage of development, which had been planned, was delayed due to the devastation caused by the 1926 Hurricane.

"Coral Gables was the center of the most spectacular real estate promotion in the history of our country. The city was planned on a scale adequate for a population of more than a quarter of a million."

~ Financial and Administrative Survey of the City of Coral Gables Municipal Consultant Service of the National Municipal League, 1934

1.2 Florida State Statutes

The City of Coral Gables adopted the city's first Comprehensive Plan shortly after the State of Florida mandated that all local governments adopt and implement a comprehensive plan in the state's uniform format with the adoption of the Local Government Comprehensive Planning Act of 1975.



Map 2.0 | Regional Location Map circa 1978

In 1985, the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulations Act, which necessitated amendments to the City's adopted Comprehensive Plan. Therefore, the City adopted the Comprehensive Plan of 1989, which was the first Comprehensive Plan with today's future land use designations (e.g. Commercial Low-, Mid-, and High-Rise, etc).

The last time the Comprehensive Plan was substantially rewritten and adopted was in 2009, with the Capital Improvement element amended in 2010. Following the Evaluation and Appraisal Report (EAR) in 2016, the current Coastal Management Element was adopted and incorporated into the Comprehensive Plan in 2018.

In February of 2024, the City submitted an Evaluation and Appraisal Report (EAR) letter to the State to inform the Florida Commerce that the City will be submitting EAR-based amendments to comply with the State's extension of the Comprehensive Plan's planning horizons. Prior to 2023, a municipality was required to include at least two planning periods: one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. These two planning horizons were changed in the State Statutes in 2023 to be extended to 10 years and 20 years.

Furthermore, the State also requires that all Comprehensive Plans include the feasibility of providing sanitary sewer services within a 10-year planning horizon. Although all sanitary sewer flows are managed by Miami-Dade County Water & Sewer Department for wastewater treatment and disposal, the State requires that the Comprehensive Plan addresses this specific State Statute.

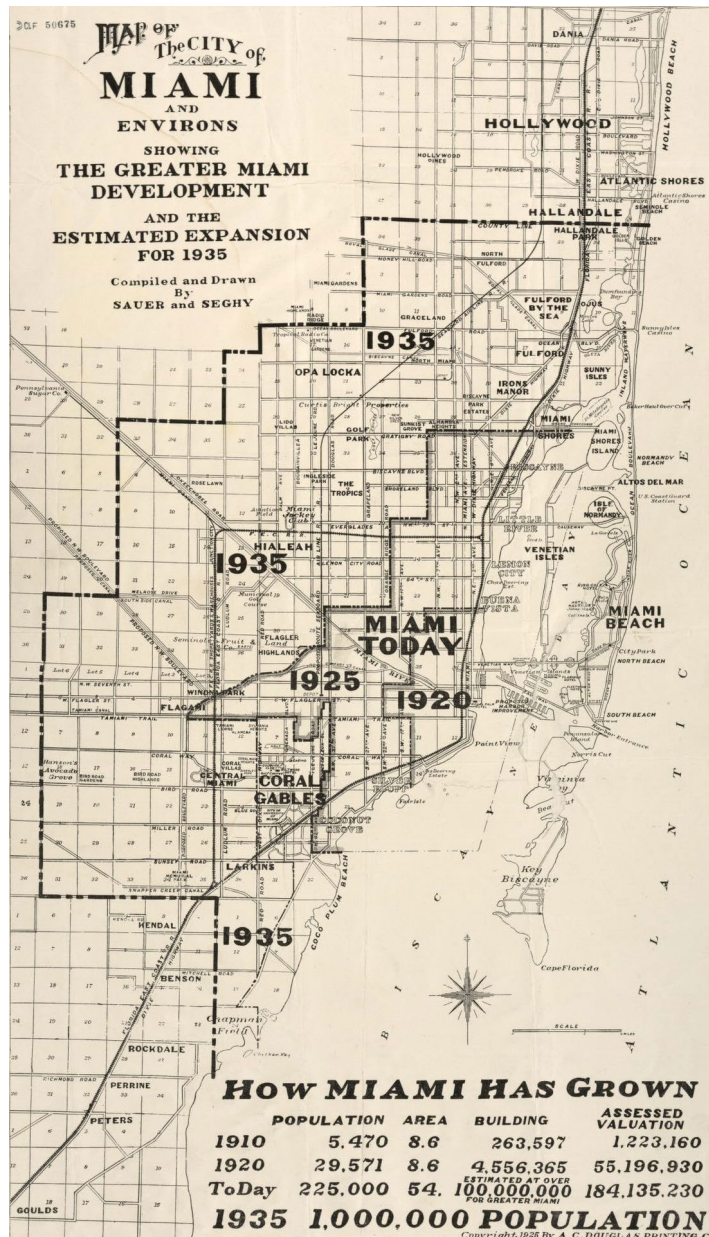
Per Florida State Statute 163.3191, the following evaluation and appraisal of city's comprehensive plan must be completed:

(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(2) If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to s. 163.3184.

2.0 EXISTING CONDITIONS

2.1 Location

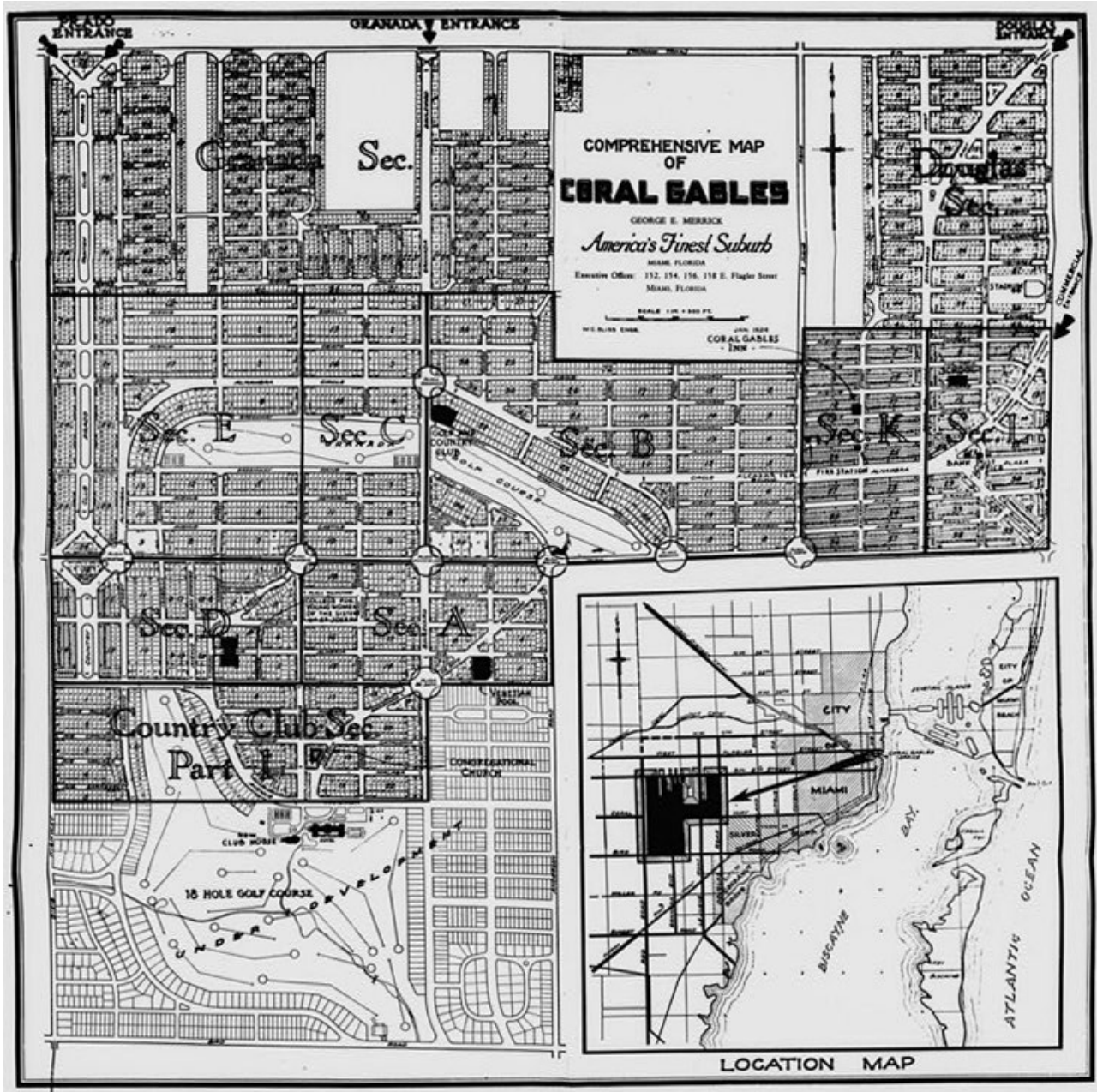


Map 3.0 | Historic 1935 Miami-Dade County Map with years of estimated land expansions to the north, west, and south of Coral Gables

Before the development of the region in the early 1900's, Coral Gables was considered a suburb of greater Miami – located just west of the City of Miami. Early maps document the estimated expansion further west than Coral Gables – as well as to the north and south. Today, Coral Gables is surrounded by multiple municipalities, including Miami, West Miami, South Miami, Pinecrest, and Palmetto Bay, along with unincorporated parts of Miami-Dade County.

2.2 Existing Land Use

The development patterns of the southern and northern halves of the city are distinctly different. The northern half follows the vision outlined in George Merrick's original 1920s plan, emphasizing commercial development and direct access to mass transit, including the historic streetcars on Coral Way and Flagler Street, as well as the Florida East Coast Railroad. In contrast, the southern half of the city was developed in the latter half of the twentieth century, primarily as residential subdivisions.

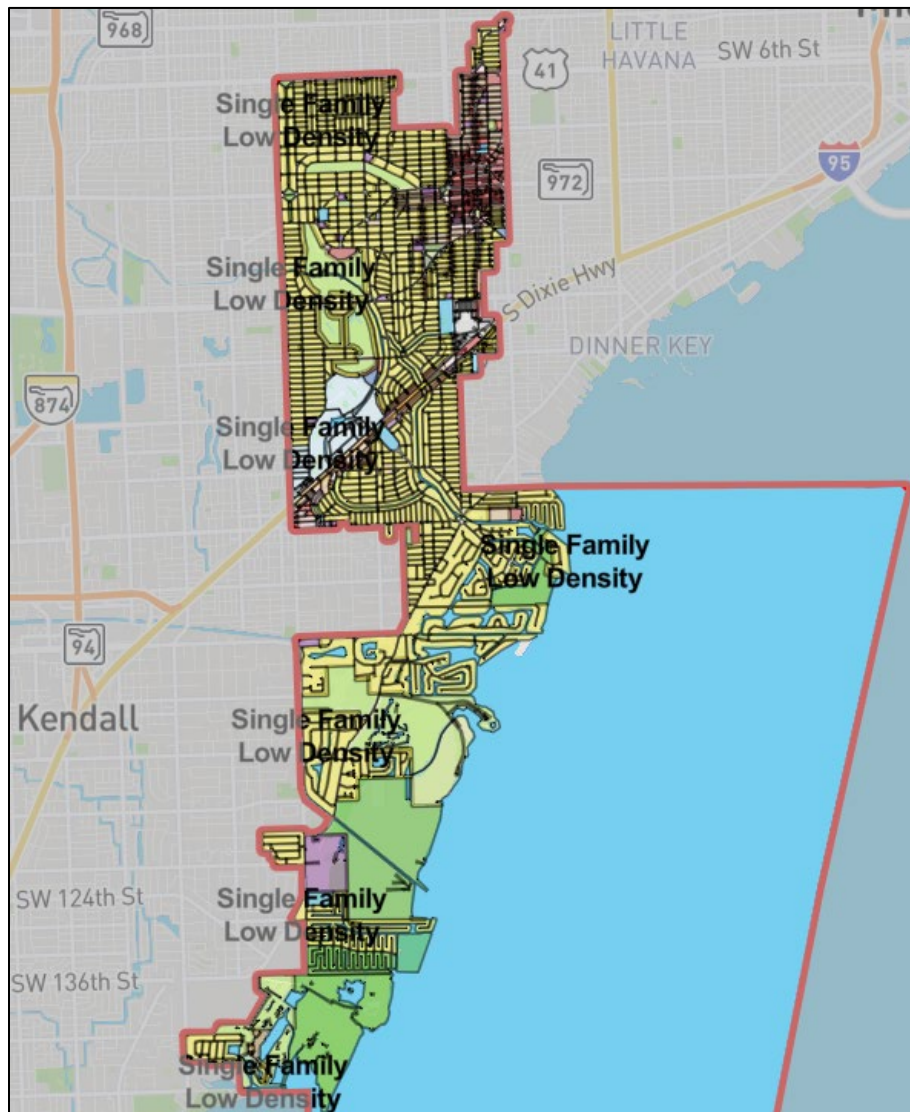


Map 4.0 | Historic 1924 Coral Gables Map

3. DATA INVENTORY AND ANALYSIS (DIA)

3.1 Future Land Use

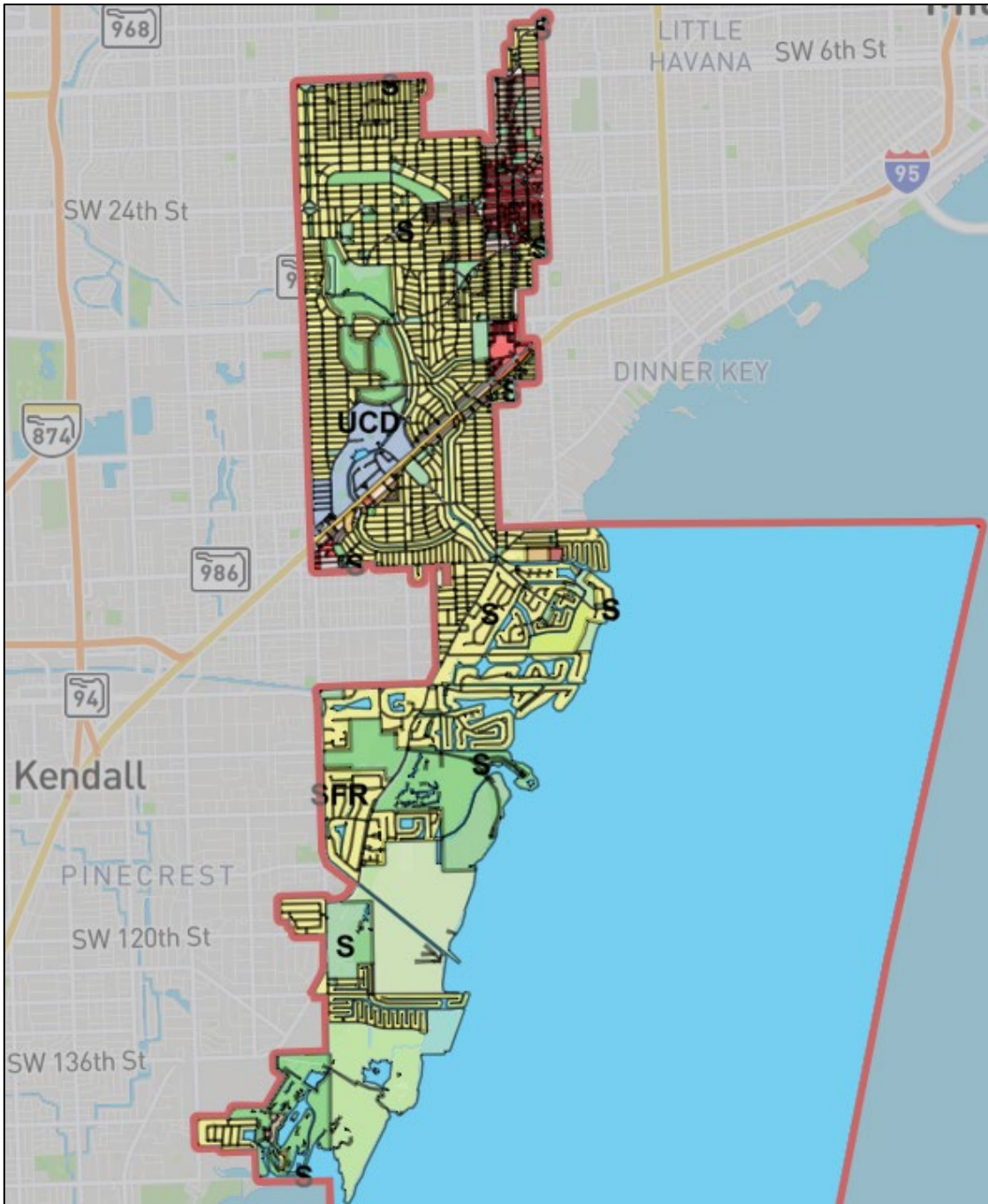
Existing and future land uses in Coral Gables are largely consistent, reflecting the city's commitment to fostering high-quality neighborhoods and preserving designated areas. The Future Land Use Map (FLUM) illustrates this alignment, with approximately 307 acres designated for multi-family and mixed-use development and an additional 363 acres allocated for commercial uses that permit residential components within mixed-use developments. Currently, the density in these commercial land use areas remains relatively low. However, as envisioned by the Comprehensive Plan, the development of mixed-use projects in downtown and commercial districts is expected to increase density, accommodating regional housing demands.



Map 5.0 | Future Land Use Map

The Future Land Use Map is available online at:

www.map.gridics.com/us/fl/coral-gables



Map 6.0 | Zoning Map
The Zoning Map is available online at:
www.map.gridics.com/us/fl/coral-gables

Table 1.0 | Land Uses in the City of Coral Gables

Land Uses	Parcels/Lots	Acres
Commercial	+/- 891	+/- 363
Mixed Use and Multi-family	+/- 887	+/- 307
Single-Family	+/- 11,283	+/- 4,273
Conservation, Open Space, and parks	+/- 156	+/- 3,077
Educational/University, Institutional, Public Buildings, Hospital	+/- 129	+/- 617
Industrial Use	+/- 59	+/- 49

Table 2.0| FLUM Designations with Residential Uses

Future Land Use Designations	Parcels/Lots	Units	Acres	Density (u/acre)
Commercial High-Rise Intensity	+/- 354	+/- 1,368	+/- 143	+/- 10
Commercial Mid-Rise Intensity	+/- 293	+/- 1,274	+/- 76	+/- 17
Commercial Low-Rise Intensity	+/- 470	+/- 632	+/- 135	+/- 5
Mixed-Use	+/- 29	+/- 23	+/- 11	+/- 2
Multi-Family High Density	+/- 40	+/- 1,000	+/- 35	+/- 29
Multi-Family Medium Density	+/- 399	+/- 1,355	+/- 107	+/- 13
Multi-Family Low Density	+/- 195	+/- 1,454	+/- 74	+/- 20
Multi-Family Duplex	+/- 392	+/- 383	+/- 82	+/- 5
Single-Family High Residential	+/- 160	+/- 105	+/- 19	+/- 5
Single-Family Low Residential	+/- 11,413	+/- 11,055	+/- 4,139	+/- 3

Most FLUM amendments in Coral Gables are small-scale and initiated by private property owners. Typically, these changes involve requests for increased building height rather than alterations to the fundamental land use designations (e.g., from Commercial Mid-Rise to Commercial High-Rise). Consequently, such amendments rarely result in inconsistencies between existing and future land uses. However, a few adopted map changes have created inconsistencies affecting multiple properties, including three single-family blocks in the Crafts Section south of downtown.

Currently, there are 28 properties with discrepancies between existing and future land uses, primarily due to recent changes to the FLUM. As developments progress and align with their newly designated land uses, these inconsistencies are expected to resolve. Table 3.0 provides a detailed list of the 28 properties with existing and future land use inconsistencies.

Table 3.0 | 2024 Future Land Use Map (FLUM) and Existing Land Use Inconsistencies

FOLIO	Address	FLUM Designation	Existing Land Use	Description
0341170056840	321 Catalonia Avenue	Commercial Low-Rise Intensity	Single-Family Residence	<i>Ordinance 2021-09 FLUM amendment to Commercial Low-Rise Intensity</i>
0341170056850	325 Catalonia Avenue	Commercial Low-Rise Intensity	Single-Family Residence	
0341170056870	339 Catalonia Avenue	Commercial Low-Rise Intensity	Single-Family Residence	
0341170056880	345 Catalonia Avenue	Commercial Low-Rise Intensity	Single-Family Residence	
0341170056920	346 Catalonia Avenue	Commercial Low-Rise Intensity	Single-Family Residence	
0341170057090	345 Malaga Avenue	Commercial Low-Rise Intensity	Single-Family Residence	
0341170056910	352 Catalonia Avenue	Commercial Low-Rise Intensity	Two-Family (Duplexes)	
0341170057091	355 Malaga Avenue	Commercial Low-Rise Intensity	Two-Family (Duplexes)	
0341170058190	346 Malaga Avenue	Multi Family Medium Density	Single-Family Residence	<i>Ordinance 2021-15 FLUM amendment to Multi Family Medium Density</i>
0341170058210	340 Malaga Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058220	334 Malaga Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058230	326 Malaga Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058240	318 Malaga Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058250	310 Malaga Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058270	300 Malaga Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058310	327 Santander Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058320	331 Santander Avenue	Multi Family Medium Density	Single-Family Residence	
0341170058180	356 Malaga Avenue	Multi Family Medium Density	Two-Family (Duplexes)	
0341170058330	337 Santander Avenue	Multi Family Medium Density	Two-Family (Duplexes)	
0341170058340	341 Santander Avenue	Multi Family Medium Density	Two-Family (Duplexes)	
0341170058370	349 Santander Avenue	Multi Family Medium Density	Two-Family (Duplexes)	
0341170660001	Santander Avenue	Multi Family Medium Density	Two-Family (Duplexes)	
0351070041180	Snapper Creek Road	Single Family Low Density	Miami-Dade County Operated Park	<i>County-owned property adjacent to the Snapper Creek Road</i>
0351070040291	Snapper Creek Road	Single Family Low Density	Miami-Dade County Operated Park	
0351060130130	Old Cutler Road	Single Family Low Density	Coral Gables Open Space	<i>City-owned property adjacent to Old Cutler Road</i>
0341290321200	Alhambra Circle	Single Family Low Density	Coral Gables Open Space	<i>City-owned property adjacent to Alhambra Circle</i>
0341320211820	7557 Los Pinos Boulevard	Single Family Low Density	Coral Gables Sewage Treatment Plant	<i>City-owned Sewage Treatment constructed in 1950</i>
0341320190980	729 Arvida Parkway	Single Family Low Density	Coral Gables Open Space	<i>City-owned property adjacent to Arvida Parkway</i>

3.2 Housing

Miami-Dade County is a rapidly growing region in southeast Florida - situated between the Atlantic Ocean and Everglades National Park, with Coral Gables located in the east-central portion of the county. This unique location shows the need to densify in the appropriate areas in order to accommodate regional housing needs.

The City's estimated projections vary greatly between various sources. The below sources were used to analyze current population, available housing, and projected population growth:

Coral Gables Population Data:

Office of Economic & Demographic Research (EDR) 2024 Estimate – **50,813**

Source: [Population and Demographic Data - Florida Products](#)

2020 US Census - **49,248**

Source: [U.S. Census Bureau QuickFacts: United States](#)

2010 US Census - **46,780**

TPO 2045 Forecast – **72,800** (60% growth over 2015)

Source: [Miami-Dade 2045 LRTP Supporting Document TR 3: Data Compilation Review Development Report](#)

Shimberg 2040 Projection - **60,529**

Source: [Results | Comprehensive Plan Data | Florida Housing Data Clearinghouse](#)

Table 4.0 | Population Projections

Year	Miami-Dade County*	Coral Gables*	CG Population Share	Additional projection
2023	2,768,954	50,813	1.835	
2025	2,813,964	51,638		825
2030	2,910,514	53,410		2,597
2035	2,981,029	54,704		3,891
2040	3,035,492	55,701		4,888
2045	3,083,159	56,575		5,762
2050	3,127,220	57,384		6,571

*Population estimates from the Office of Economic & Demographic Research (EDR) 2024 Estimate

Population and Housing Projections:

Miami-Dade County EDR 2024 estimated population: **2,774,841**

Miami-Dade County EDR 2050 projected population: **3,127,220**

Coral Gables estimated EDR 2024 estimated population (50,813) as a share of MDC estimated EDR 2021 population = **1.835%**

Coral Gables projected 2050 population based on 1.835% share of MDC = **57,384**

Coral Gables estimated 2050 housing units based on 2.30 persons per household (2018-2022) = **24,949 units**

Coral Gables current (2023) housing units = **22,092 units**

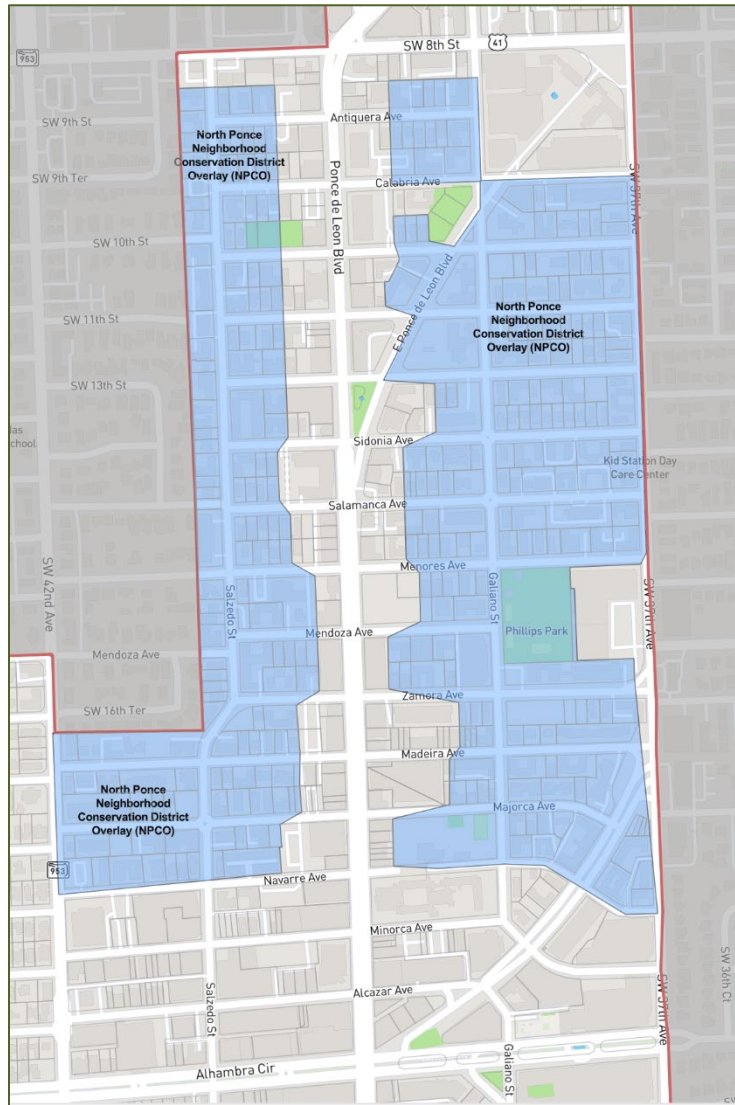
Delta = **2,857 additional housing units** (minimum to be provided for)

Attainable Workforce Housing:

In 2010, the City passed Resolution 2010-255 in conjunction with an approved development project to allocate funding for affordable housing units. This fulfillment of Policy HOU-1.1.4 was later expanded to include the creation of an affordable housing trust fund via Resolution 2019-56.

The City updated their Workforce/Affordable Housing Study in 2017 to determine its evaluation of affordable/attainable housing needs. Shortly after, and as a result of the 2015 North Ponce Community Vision, the City adopted the North Ponce Neighborhood Conservation Overlay District in 2017 to promote the preservation of the area's existing workforce housing. The community identified the North Ponce neighborhood as an area that offers attainable workforce housing in the city due to the building types that are currently in the area, and that preservation and maintenance of these building types can result in the continued provision of attainable housing in the city.

Additionally and pursuant to Resolution No. 2018-310, the City allocated funding to complete the rehabilitation of two homes within the MacFarlane Homestead Subdivision Historic District as affordable housing for low- and moderate-income households to supplement grant funding from the Building Better Communities General Obligation Bond Program (BBC GOB).



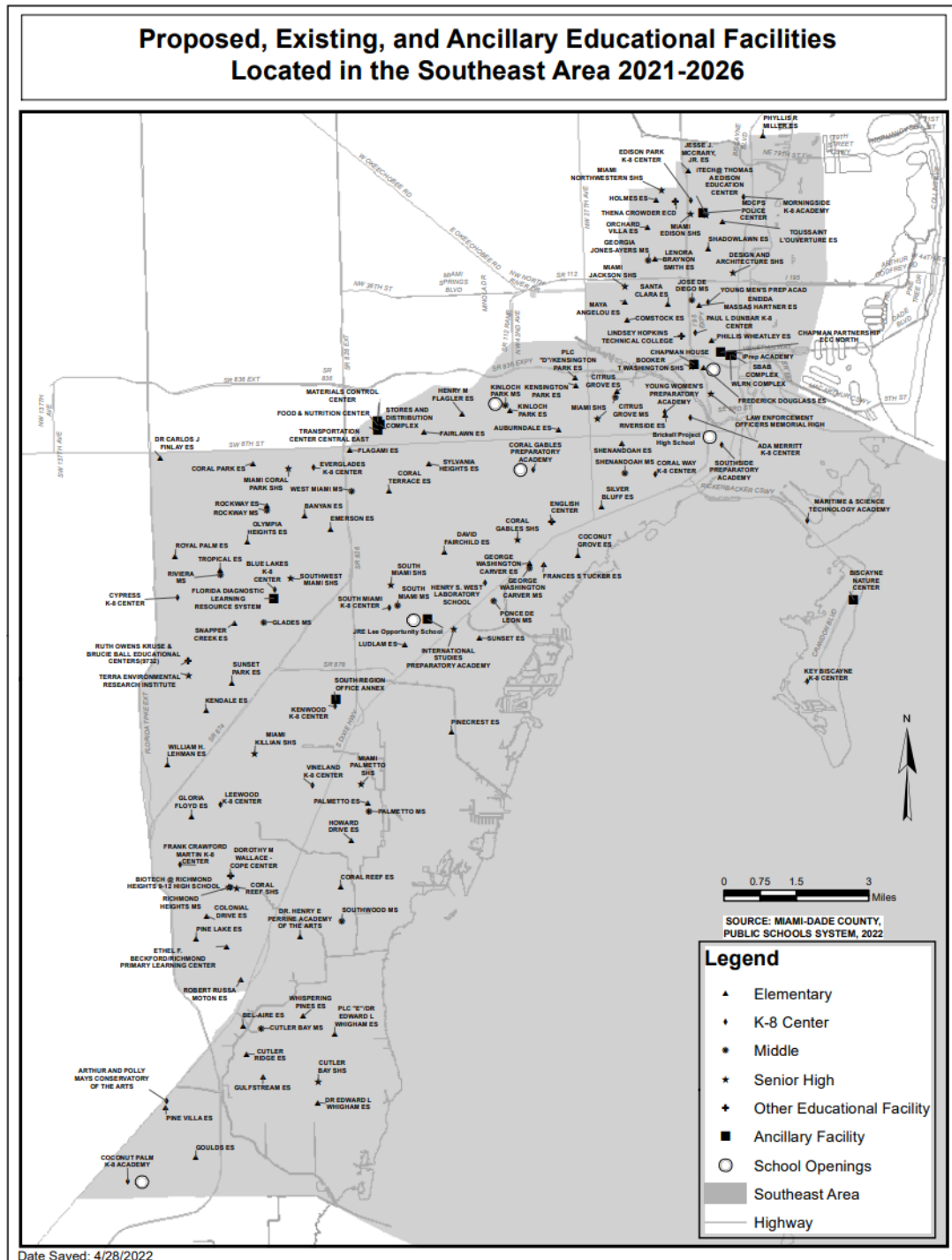
Map 7.0 | North Ponce Neighborhood Conservation District Overlay

Recently, the City confirmed in 2022 to Miami-Dade County that the North Ponce neighborhood is an area offering workforce housing opportunities via Resolution 2022-201.

3.3 Education

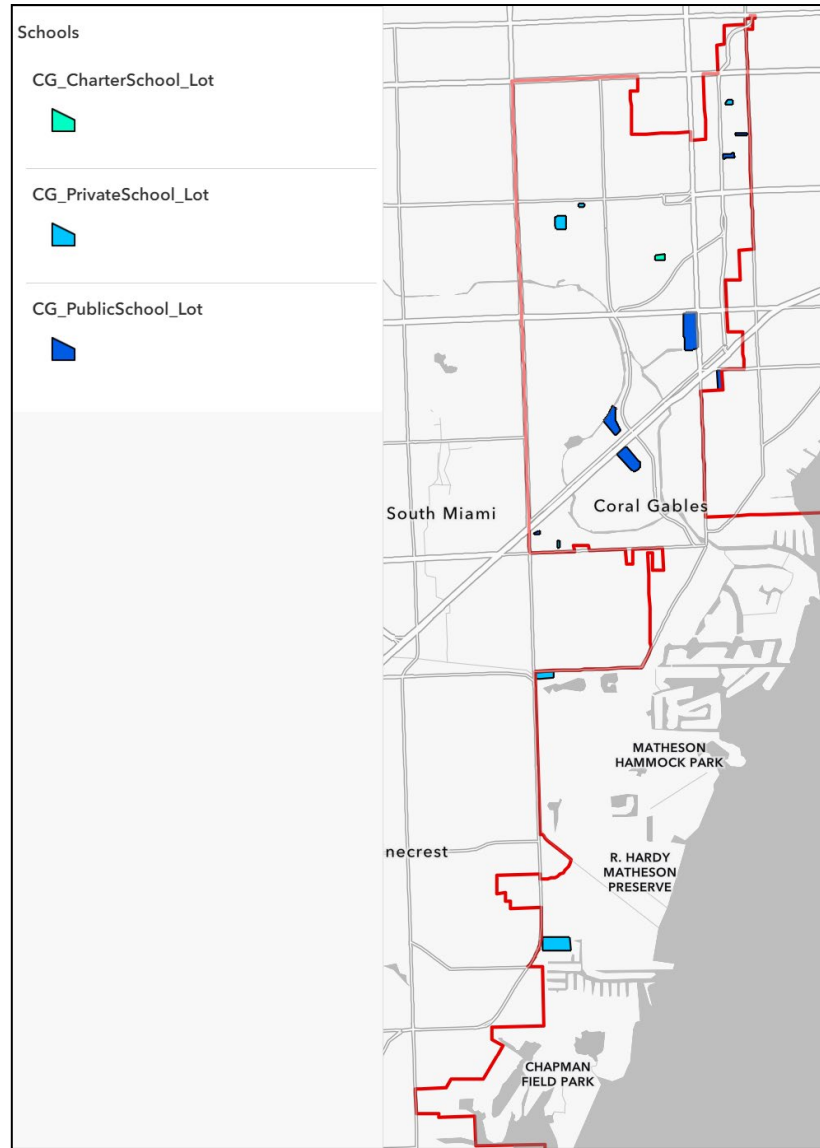
The Education Element requires minor updates to dates within a few policies to reflect the current planning period and timeline goals for Miami-Dade County Public Schools.

The map below displays the current and proposed educational facilities across the Southeast Area for the designated planning period 2021 through 2026



Map 8.0 | Proposed, Existing and Ancillary Educational Facilities Map (2021-2026)

The below map provides the current school and ancillary facility locations within Coral Gables.



Map 9.0 | Public, Charter, and Private Schools of Coral Gables

Table 5.0 | Current Public Schools in Coral Gables

Public/Charter Schools	Grades	Address
Gables Preparatory – Lower Academy	Elementary	105 MINORCA AVE
Gables Preparatory – Upper Academy	Middle	39 ZAMORA AVE
GW Carver Elementary School	Elementary	238 GRAND AVE
GW Carver Middle School	Middle	4901 LINCOLN DR
Coral Gables Senior High	Senior High	400 BIRD RD
Ponce de Leon Middle School	Middle	5801 LEONARDO ST
Henry S West Laboratory School	Elementary and Middle	5300 CARILLO ST
International Studies Preparatory Academy	Senior High	1570 MADRUGA AVE
Somerset Academy Gables	Elementary	624 ANASTASIA AVE

3.4 Mobility

The City of Coral Gables expanded the local trolley service north to Flagler Street on Ponce De Leon Blvd in March 2012 and added the Grand Ave Route in July 2015, fulfilling Comprehensive Plan Policy MOB-1.1.7. The Coral Gables Trolley system currently averages around 4,000 passengers per day.

The city started a Saturday Downtown Express that connected the Downtown area to the University of Miami and near the neighboring City of South Miami as a part of a pilot program for 11 months from September 30, 2023, until August 10, 2024. However, that pilot program was discontinued in August 2024 due to low ridership.

Table 6.0 | Total Trolley Ridership (Ponce, Grand, and Downtown Express)

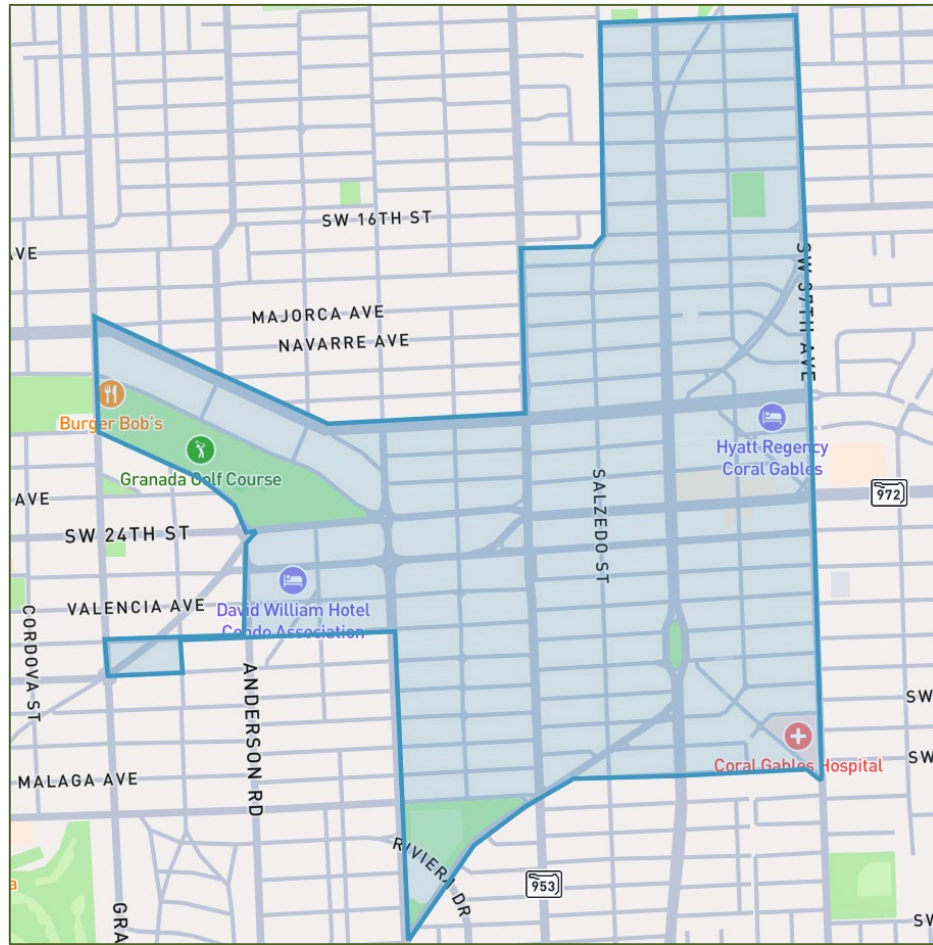
Fiscal Year	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
2012-13	97,363	85,335	79,828	90,990	88,404	92,217	101,203	99,376	81,602	85,833	94,470	91,752	1,088,373
2013-14	107,352	87,575	90,525	97,152	97,474	100,688	107,755	101,446	86,271	87,789	93,945	100,042	1,158,014
2014-15	110,755	81,491	95,076	96,127	94,045	105,313	103,125	95,556	91,968	86,417	89,260	101,877	1,151,010
2015-16	112,114	96,130	102,679	94,946	101,718	111,717	108,036	107,755	97,522	80,923	99,105	106,176	1,218,821
2016-17	95,684	96,188	101,521	96,419	96,963	111,159	92,987	106,628	84,634	74,668	94,960	69,139	1,120,950
2017-18	101,891	89,860	86,800	88,221	85,474	93,407	91,052	96,911	82,021	76,485	93,041	82,575	1,067,738
2018-19	97,478	87,974	78,777	87,595	81,754	82,621	87,435	87,817	67,857	69,062	74,208	75,172	977,750
2019-20	90,403	72,978	72,596	81,266	76,998	51,685	10,798	15,510	26,160	24,977	24,246	26,469	574,086
2020-21	31,666	27,585	31,841	34,250	41,194	54,212	56,168	54,336	58,344	57,063	65,058	68,328	580,045
2021-22	70,835	67,687	64,013	64,949	67,231	79,281	77,692	79,717	72,665	73,703	85,250	75,538	878,561
2022-23	84,283	77,754	82,624	79,355	76,528	83,894	72,905	82,157	69,178	65,048	76,730	77,222	927,678
2023-24	84,147	77,488	80,140	89,443	87,950	89,862	97,392	99,743	79,559	82,503	86,149	85,381	1,039,757
2024-25	91,174	85,079	82,595										258,848

The Coral Gables Trolley and Freebee alone moved over 1.1 million people last fiscal year, 2023-24.

With the addition of micromobility options such as the Freebee and electric scooters services in downtown Coral Gables and other urban/dense areas, as well as the improvements to the MetroBus system via the Better Bus initiative, the current Comprehensive Plan's goal of 7,500 daily passengers may not be attainable.

Table 7.0 | Scooter Ridership (not in totals)

Fiscal Year	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
2021-2022	3,016	3,012	3,244	3,010	3,473	5,060	4,864	4,757	3,601	4,034	3,354	3,481	44,906
2022-2023	2,288	2,063	2,430	2,485	2,850	4,124	3,157	2,948	2,571	2,799	2,621	2,807	33,143
2023-2024	3,120	3,068	3,548	3,980	3,937	4,958	4,882	4,276	3,134	3,508	3,749	3,315	45,475
2024-2025	3,374	3,663	3,694										10,731



Map 10 | Coral Gables Freebee Service Area

Table 8.0 | Total Freebee Ridership

Year	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
2018-2019	5,250	5,100	5,333	5,002	6,777	8,682	8,253	8,615	8,173	8,946	8,597	7,982	86,710
2019-2020	8,428	7,401	7,937	7,766	6,970	4,212	824	1,405	2,695	2,241	2,690	3,120	55,689
2020-2021	3,517	3,122	3,169	3,063	3,255	4,195	4,343	5,029	4,437	4,896	4,612	4,206	47,844
2021-2022	4,906	4,648	4,820	3,961	4,020	4,894	4,691	5,033	4,615	5,364	4,845	4,124	55,921
2022-2023	4,464	3,874	4,749	4,697	4,663	5,730	5,193	5,789	6,040	5,990	5,856	5,434	62,479
2023-2024	5,693	5,173	5,242	5,408	5,639	6,539	6,189	7,155	6,136	7,186	7,657	6,704	74,721
2024-2025	6,390	6,441	6,284										19,115

In 2011, the City Commission adopted Ordinance No. 2011-01, “The Parking Replacement Assessment Ordinance,” which established a “payment in lieu” program. The program allows applicants to comply with minimum parking requirements by paying into the public parking fund a fee sufficient to develop the parking spaces within the public parking system. The payment in lieu fee was revised in 2013 and again in 2021.

Lastly, Miami-Dade County recently amended their Objective TC-1 of the Transportation Element of Miami-Dade County’s Comprehensive Development Master Plan (CDMP). The amendment removed the 2010 target year, and strives “to operate its roadway network at a level of service better than the base level of service standards contained herein.” Therefore, the City will continue to mirror the objective of the County and amend Objective MOB-2.1 of the City’s Comprehensive Plan.

3.5 Recreation and Open Space

The City Commission adopted the Community Recreation Master Plan in 2021 to provide a 15-year framework to guide future development, preservation, and capital investment in the City's parks and recreation facilities. Shortly after in 2022, the City Commission adopted text and map amendments to the Comprehensive Plan Recreation and Open Space Element that reflect the recommendations of the Master Plan.

In mid-2022, the City's Community Recreation Department (Parks) assumed the management of the Coral Gables Golf & Country Club facility and all operations. As such, the community facility will also need to be included in the REC-1: Level of Service map with other facilities and park spaces.



Coral Gables Golf & Country Club

The City has also since acquired five additional parks that would need to be illustrated in the REC-1: Level of Service map. Additionally, three other parks have been renamed, which would also need to be reflected in the REC-1: Level of Service map.

Table 9.0 | New and Renamed Recreation and Open Spaces

New Facility or Park	Address	Park Type
Coral Gables Golf & Country Club	997 North Greenway Drive	Community Facility
Galiano Green	95 Almeria	Open Space
Gateway Park	142 SW 37 th Avenue	Open Space
Salvador Dog Run	1120 Andalusia	Neighborhood Park
Salzedo Park	301 Majorca	Neighborhood Park
Renamed Existing Parks		
Staff Sargeant Carl Enis Veterans Memorial Park (renamed from Tiziano Park)	7700 Old Cutler Road	Open Space
James H Smith Park (renamed from Marlin Park)	6540 Marlin Drive	Neighborhood Park
William and Leona Cooper Park (renamed William Cooper Park)	4920 Washington Drive	Neighborhood Park

3.6 Historical Resource

Historic preservation is an important aspect of Coral Gables; even the original structures built in the 1920's were built and “weathered” to resemble older, historic structures. The Historical Resources element provides the comprehensive plan foundation for the protection and enhancement of the city’s historic and cultural heritage.

In 2014, the Historic Preservation Board designated the “Coral Way Historic District.” The District is approximately 40 acres on Coral Way, between South Greenway Drive on the east to Alhambra Circle on the west.

This newly added district would need to be added to HIS-1 Historic Landmark Districts map.



Map 11 | Coral Way Historic District

3.7 Capital Improvements

An amendment is necessary to the Capital Improvements Element, Policy CIE-1.2.1, to address the statutory requirements established by Chapter 163.3177(6)(c.3), Florida Statutes, following the 2023 legislative session. This amendment ensures that the City's Comprehensive Plan complies with updated regulations for wastewater management in areas with concentrated residential septic systems. As mandated, all applicable Comprehensive Plans must incorporate these provisions by July 1, 2024.

The City will coordinate with Miami-Dade County to assess the feasibility of providing sanitary sewer services to identified residential developments where onsite sewage treatment and disposal systems exceed the established threshold. Since the City of Coral Gables operates as a municipal utility company licensed only for the collection and transmission of sanitary sewer flows, all wastewater is conveyed to Miami-Dade County Water and Sewer Department for treatment and disposal. This coordination includes identifying potential wastewater treatment facilities, evaluating both existing and future capacity, and establishing a timeline for connection and necessary facility upgrades. The policy emphasizes advanced wastewater treatment, optimizes the use of existing infrastructure, and encourages resource conservation while curbing urban sprawl.

Policy CIE-1.2.1 sets Level of Service (LOS) standards to ensure that the City's infrastructure meets both current and future demands. These standards cover a range of services, including traffic circulation, sanitary sewer systems (135 gallons per capita per day), solid waste collection (5 pounds per capita daily), potable water provision (165 gallons per capita per day), drainage, fire protection, recreation, and public school facilities. In addition, the City strives to ensure that its roadway network, in coordination with Miami-Dade County, operates at or above the adopted and required LOS standards. The goal is to maintain roadways at a level of service that exceeds the base standards, thereby optimizing traffic circulation and supporting the City's broader objectives for sustainable mobility.

The amended policy ensures that existing sanitary sewer systems continue to operate in compliance with Miami-Dade County's minimum level of service standards while aligning with both state and federal environmental regulations. By incorporating these provisions into the Capital Improvements Element, the City reaffirms its commitment to sustainable growth and environmental protection. Further updates to the Capital Improvements Element will be made as necessary to reflect future developments and ensure ongoing adherence to state requirements.

3.8 Green Initiatives

The City has a strong emphasis on sustainability and green initiatives. In 2015, the City decided to waive all permit fees for solar installations and other energy- and water-efficient projects. In the last 2 years, over 100 permits for solar installations have been approved.

To further encourage energy efficiency and sustainable development, the City passed Ordinance No. 2016-29 to require all future City public buildings/private buildings over 20,000 square feet to be built to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver certification or equivalent. Coral Gables currently has approximately 60 LEED-certified buildings. The City recently achieved LEED Silver Certification on the new Police and Fire Headquarters and the Trolley Maintenance Facilities buildings.



Police & Fire Headquarters



Trolley Maintenance Facility

In April 2019, the City received SolSmart Bronze designation that recognizes cities, counties, and regional organizations that encourage the use of solar power and contribute to their efficiency and affordability.

Recently in 2022, the Coral Gables became one of 140 other communities to achieve LEED for Cities Gold Certification.

Lastly, the Policy GRN-1.3.11 includes a policy for “dynamic parking,” which is an outdated policy that is not recommended by the City’s Parking Department. The preferred policy is “demand pricing,” which applies a higher rate for most desirable spaces, such as on-street or surface parking lots; and then lower rates in parking garages. Therefore, the policy should be updated to be consistent with the best practices in the parking industry and with the City’s to current practice to encourage “demand pricing” for private parking facilities.

4.0 COMMUNITY ENGAGEMENT SURVEY RESULTS

The city conducted a National Community Survey from September 13, 2023, to October 23, 2023. The survey was both mailed to randomly selected households (the probability-based sample) and online (the non-probability, open-participation survey). The results were weighted statistically to reflect Coral Gables overall.



In summary, the National Community Survey concluded the following for Coral Gables:

1. General mobility is stable with some improvements.
2. Residents enjoy a high quality of life and safety in their community.
3. Coral Gables' economy remains strong.
4. Community design receives positive reviews with some potential areas of opportunity, such as variety of housing options - specifically the availability of affordable quality housing.

The full 2023 community engagement survey results, as well as the previous 2021 and 2018 results online at: www.coralgables.com/survey

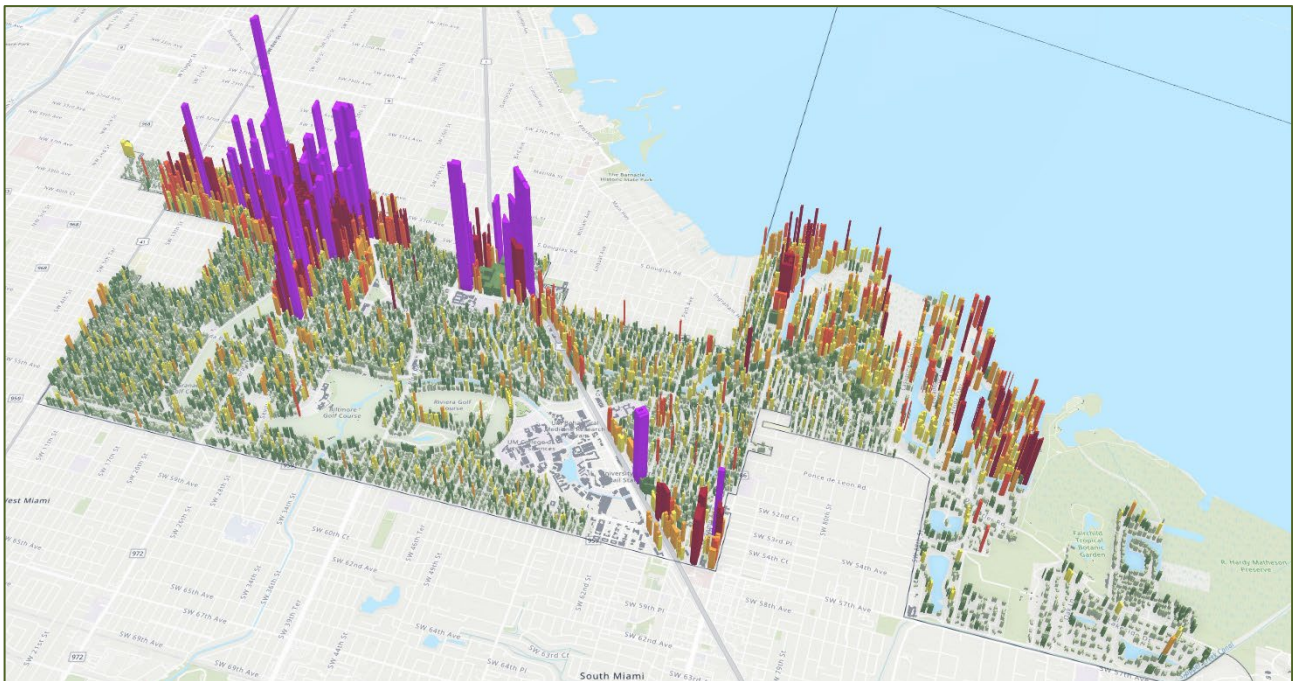
5.0 RECOMMENDATION

The proposed updates to the Comprehensive Plan text and map series have been reviewed for consistency in the accompanying Staff Report. The proposed text and map amendments to be adopted are provided in the attached appendices.

6.0 CONCLUSION

The urban center of Coral Gables developed almost a century ago along a streetcar transit system on Ponce de Leon Boulevard and Coral Way. Additionally, development has been prevalent along US-1, the major thoroughfare that bisects the city to connect downtown Miami with other municipalities in the region. The most-recent urban center was realized in the mid-1990s, to provide development near the Miami-Dade County MetroRail.

The existing development patterns have proven to grow value over time and provide for a high quality of life and welfare. As shown in the revenue model diagram below, the most economically potent areas of the city continue to be in the downtown and North Ponce areas; recent townhouse developments in the Biltmore Section; Design & Innovation District; and some recent developments near the City of South Miami, as well as in Cocoplum and Gables Estates neighborhoods.



Map 12 | Coral Gables revenue model

The proposed EAR-based amendments provide minor updates to the Goals, Objectives and Policies to strengthen current practices and update regulatory requirements. As a developed city of sound planning, conditions are expected to remain similar. The amendments are designed to update the visionary blueprint for the City's growth, development, and function while continuing to preserve its historic and cultural character.

APPENDIX A. EAR-Based Text Amendments

FUTURE LAND USE

Policy FLU-1.1.9.

~~From 2004-2007, the City completed a comprehensive rewrite of its Zoning Code regulations.~~ The City shall annually review its Zoning Code regulations and make necessary changes in order to:

- Effectively regulate future land use activities and natural resources identified on the Future Land Use Map;
- Adequately protect property rights; and
- Implement the goals, objectives, and policies stipulated in the Comprehensive Plan.

Objective FLU-1.3

By the year ~~2015~~ 2035 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from ~~40~~ 28 to 20.

Policy FLU-1.4.4.

~~The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities.~~ The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly.

Goal FLU-2.

Pursuant to Section 163.3177(5) ~~Rule 9J-5.005(4)~~, F.S. as amended, the City hereby adopts the following planning periods: from ~~2007~~ 2025 to ~~2014~~ 2035; and ~~2015~~ 2025 to ~~2020~~ 2045.

GOVERNANCE

Objective GOV-3.2.

The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires its periodic review. This program, required under Section 163, F.S. 9J5.005 (7) FAC, as amended, provides orderly procedures for monitoring, updating and evaluation of the plan and attendant Evaluation and Appraisal Report (EAR) (163.3191, F.S., as amended). For the purpose of monitoring, evaluating and appraising the implementation of the Comprehensive Plan, a five-year program for monitoring, updating and evaluation shall be followed. More detailed procedures shall be adopted by the City to direct the ongoing activity.

Policy GOV-3.2.4.

Updating appropriate baseline data and measurable objectives to be accomplished for each ~~five (5)~~ ten (10) year period of the plan, and for long-term periods as necessary, shall be undertaken at intervals appropriate to the subject area of analysis, but no less frequently than every ~~five (5)~~ ten (10) years. Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted.

Policy GOV-3.2.5.

Accomplishments in the first ~~five (5)~~ ten (10) year period, describing the degree to which the goals, objectives and policies have been successfully reached, shall be identified and reported.

Policy GOV-3.2.8.

A means of ensuring continuous monitoring and evaluation of the plan during the ~~five (5)~~ ten (10) year period shall be identified and reported.

HOUSING

Policy HOU-1.1.4.

By ~~2011~~ 2035, the City shall ~~amend its zoning code~~ continue to provide for affordable/attainable housing programs to address the City's fair share of regional affordable housing needs. This may include partnerships between the City and other local governments, affordable housing agencies, etc. The City shall examine a multi-pronged approach to address the City's fair share of affordable housing which may include the following:

- Set-aside or unit delivery requirements.
- Inclusionary zoning incentives.
- Linkage fees.
- ~~Creation of~~ Continuation and monitoring of affordable housing trust fund.
- Continuation of the implementation of ~~A~~affordable housing credits.
- Waiver of City building fees, impact fees, etc.
- Initiation of an expedited building permit and/or development review system.
- Utilization of federal, state, regional and county programs including but not limited to the following: Florida's State Housing Initiatives Partnership (SHIP), federal Community Development Block Grants (CDBG), and federal affordable housing tax credits.

As a part of the amendments, the City shall include principles and criteria for locating affordable/attainable housing that promotes access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, surrounding local governments and Miami-Dade County. Such principles shall include:

- Accessible to public transit.
- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, and/or governmental services.
- Accessible to public parks, recreation areas, and/or open space systems.

The Workforce/Affordable Housing Study for the City of Coral Gables (revised ~~2006~~ 2017) attached as an Appendix shall be the background data and analysis for the completion of the above amendments.

Policy HOU-1.1.5.

The City, by ~~2010~~ 2035 shall update its ~~2006~~ 2017 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. The program shall include recommended actions and development of a ~~an~~ city-wide attainable housing program within the City's Zoning Code as referenced above by ~~2011~~ 2035.

Objective HOU-1.7.

As provided herein, by ~~2011~~, the City shall continue to address future affordable/ attainable housing needs pursuant to the Workforce/Affordable Housing Study for the City of Coral Gables (revised ~~2006~~ 2017) referenced as an Appendix. Future findings and recommendation shall be based upon this established data and analysis contained within the Study and necessary amendments or updates to the Study.

EDUCATION

Objective EDU-1.1.

The City shall promote the reduction of school overcrowding in Miami-Dade County Public Schools, while striving to attain an optimum level of service (LOS) as defined in this Element. ~~The City will work to provide additional solutions to overcrowding so that public school enrollment in the City of Coral Gables will meet state requirements for class size by September 1, 2010.~~

Policy EDU-1.2.2.

Although not the established LOS standard, it is the goal of Miami-Dade County Public Schools and the City for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as

an operational solution to achieve the LOS standard during replacement, remodeling, renovation or expansion of a public school facility. However, the LOS standard for concurrency purposes remains as established above. ~~By December 2010, the City in coordination with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (no relocatable classrooms) for all Concurrency Service Areas (CSAs).~~

Policy EDU-1.3.7.

Maps indicating the current and future public school and ancillary facility locations over the planning period (~~2008 2021~~ through ~~2013~~ 2026) shall be included and updated as needed in the CLUP data and analysis.

MOBILITY

Policy MOB-1.1.6.

Employ further measures to increase trolley ridership beyond the current peak day of ~~5,000~~ 4,000 passengers using the trolley to provide their transportation into or out of downtown Coral Gables. Further reduce VMT on downtown streets and the number of parking spaces needed in the downtown business district by 750. By ~~2012~~, 2035, achieve a trolley ridership goal of at least ~~7,500~~ 5,500 passengers daily.

Policy MOB-1.1.7.

~~Research the~~ Continue to expand ~~expansion of~~ the current trolley system by ~~2010~~ 2035 to meet the needs of the community with specific attention to a northern expansion of the system and connection to the University of Miami.

Policy MOB-1.1.9.

The City ~~shall undertake~~ undertook a Transportation Master Plan ~~by 2011~~ in 2017 ~~to that~~ specifically ~~identify~~ identifies roadways within the City that are projected to fail the adopted LOS standards, as well as short and long term multi-modal and policy-oriented mitigation measures. ~~Each project shall have an estimated probability cost associated with it to assist in determining a financially feasible Capital Improvements Element.~~

Objective MOB-2.1.

All roads within the City are classified as roads within Existing Urbanized Areas by the State of Florida, and are within the Urban Infill Area (UIA) by Miami-Dade County. The City shall strive to operate all ~~reduce the number of~~ roadways ~~operating~~ at a level of service ~~lower~~ better than the LOS Standards contained in the adopted policies of this element ~~to zero (0) by January 2010~~. The LOS standards for traffic facilities shall be used in the Concurrency Management Program (CMP) to issue development orders as of the effective date provided in CMP as set forth in the Capital Improvements Element.

Policy MOB-3.1.3

The City shall continue to employ further measures to collaborate with the development community, to expand innovative parking management options, and promote sustainable transportation and land use solutions that align with the City's comprehensive planning goals. Adopt by 2009, The a adopted payment in lieu of parking system allows the development community to reduce parking requirements where alternative transportation or existing parking supply can support new development. Rigid adherence to development of excessive additional parking supply can only exacerbate roadway capacity limitations. Excessive parking supply development is discouraged to mitigate roadway capacity impacts and to prioritize efficient land use and transportation planning.

RECREATION AND OPEN SPACE

Policy REC-1.1.3.

The City shall maintain existing recreation land and facilities through the use of proper management and funding techniques. The City shall ensure that recreation facilities are well managed, well maintained, and that quality recreation ~~programs~~ opportunities are available within a 10-minute walk to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvements, and demand factors, and by improving design criteria and evaluation to

attain a high-quality park and recreation system. The City shall strive to undergo a Recreation Needs Assessment periodically to gather community input on recreation programs and facilities.

Policy REC-1.2.6.

The City shall continue working with the applicable City Boards and Committees and the established procedures for working with local cultural organizations to assist them in attracting additional cultural activities to the City through such techniques as:

- One-stop permitting for festivals and other outdoor events.
- Reduced rental or service fees for use of City resources.
- Cultural Events Grants program for Consulate-related events.

Policy REC-1.2.7.

The City shall provide special recreational programming for participants of all ages through the operation of the Coral Gables Golf and Country Club. The Country Club will feature athletic club activities, recreational pool use, venue event rentals, community events and café operations.

Policy REC-1.4.1.

The City shall seek to partner with the Miami-Dade County School Board to encourage joint usage of ~~provide~~ resources and ~~expand City and School Board~~ recreational facilities ~~utilizing School Board facilities~~ for additional programs for residents.

HISTORICAL RESOURCES

Policy HIS-1.1.3.

The number of historic properties and historic districts in the City of Coral Gables presently listed on the National Register of Historic Places is ~~twelve (12)~~ thirteen (13). The City shall ~~annually~~ add one (1) additional listing to the National Register every three (3) years.

Policy HIS-2.1.2.

The City shall continue its efforts to educate, advise and increase awareness of all available historic preservation programs, historic preservation opportunities and incentives including but not limited to the following efforts:

- Development of educational brochures (i.e., Merrick House brochure series, Financial Incentives for Historic Preservation, etc.);
- Continued tours (both physical and/or audio) and increased visitorship of existing historic landmarks (i.e., Merrick House, Venetian Pool, etc.);
- Publishing of reports;
- One-on-one training, seminars and workshops;
- Increasing the number of volunteer docents and outreach programs;
- ~~Increasing the number volunteer outreach programs and promotion of the upcoming 100th year anniversary (1910-2010) of the Coral Gables Merrick House.~~

Policy HIS-3.1.1.

~~The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities.~~ The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly.

CAPITAL IMPROVEMENTS

Policy CIE-1.2.1.

The following are the minimum acceptable LOS standards to be utilized in planning for capital improvement needs:

Sanitary Sewer LOS. Existing sanitary sewer systems within the jurisdiction of the City shall be operated at a 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 at least the minimum LOS as described herein:

- The Miami-Dade County regional wastewater treatment and disposal system shall operate with a design capacity of two (2) above average daily flow for the preceding year.
- Effluent discharged from Miami-Dade County wastewater treatment plants shall meet all federal, State, and County standards.
- 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 shall coordinate with Miami-Dade County to address the feasibility of providing sanitary sewer services in compliance with Section 163.3177, F.S.

Public School Facilities LOS: Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period. Beginning January 1, 2008, the adopted LOS standard for all Miami-Dade County Public Schools facilities 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.

Objective CIE-2.2.

Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for ~~2009-2010~~ 2024-2025 through ~~2013-2014~~ 2029-2030 developed by Miami-Dade County Public Schools and adopted by the Miami-Dade County School Board, is incorporated by reference into the City's Capital Improvement Plan, as applicable.

The City of Coral Gables shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted LOS standard, including interim standards, will continue to be achieved and maintained. The City of Coral Gables, through its annual updates of the 5-year Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Coral Gables and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program.

The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period.

Policy CIE-5.1.4.

The Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for ~~2009-2010~~ 2024-2025 through ~~2013-2014~~ 2029-2030 will be evaluated on an annual basis to ensure that the LOS standards will continue to be achieved and maintained throughout the planning period. The City adopts the Work Program by reference.

GREEN

Policy GRN-1.3.3.

~~By 2011,~~ The City will continue to research and develop provisions within Zoning Code that will encourage development of LEED (or similar) certified buildings including but not limited to the examination of the following:

- Heat Island reduction via the following:

- Reduction in building heat gain through the use of green roofs that will encourage planting trees and plants on roof top gardens.
- White roofs (white reflective roofing).
- Increased open space.
- Use of local materials, certified sustainable wood products and/or highly recycled content products.
- Energy efficient equipment/fixtures.
- Water saving fixtures.
- Solar and wind energy provisions.
- Waste management and recycling.
- Rainwater harvesting.
- Pervious paver alternatives.
- Building orientation overhangs.
- “Dark skies” lighting strategies.

Policy GRN-1.3.4.

~~By 2011, in addition to required standards,~~ The City shall continue to examine incentives/bonuses and to further encourage higher standards of levels of green building LEED (or similar) certified buildings compliance for public and private buildings which may include one or more of the following:

- Administrative site plan review.
- Expedited site plan review.
- Reduced site plan fees.
- Expedited building permit review.
- Reduced building fees.
- Reduced impact fees.
- Marketing of green building on construction sites, City web site with the use of a logo on advertising.
- City awards.
- Administrative variance to allow orientation of buildings to take advantage of natural resources, yard setbacks, fencing, drainage, easements, landscaping lighting, etc.
- Public funding.
- Assistance in securing grants.
- Credit for water, sewer, drainage and/or electric fees.
- Tree planting incentives.
- Fleet management initiatives.
- Increased density and/or intensity.
- Increased height.
- Reduced parking if in proximity to transit.
- Allowing for greater density for affordable housing as appropriate.
- Allowing for greater density for adult living facilities or similar facilities.
- Shared parking.

Policy GRN-1.3.11.

The City will encourage and collaborate with private parking facility operators to align implement value- pricing strategies and policies, by charging more to park during the peak hours of the day with municipal garage rates. ~~This will encourage drivers to change the time of day they make various trips due to the money they will save, and will result in fewer vehicle trips during peak hours~~ initiative aims to reduce vehicle idling and congestion caused by drivers circling in search of on-street parking. By encouraging drivers to utilize off-street garages, the City seeks to decrease traffic congestion, improve air quality, and enhance mobility efficiency within its urban core. The City will identify at least three (3) private parking facilities to enter into discussions with as it relates to this policy. ~~By 2011 the City will seek to implement at least one parking facility as a pilot project.~~ To encourage this policy, the City shall conduct the following:

1. Engage Stakeholders: Identify and collaborate with at least three (3) private parking facilities annually to discuss pricing harmonization strategies and sustainable parking solutions.

2. Pilot Projects: Establish at least one (1) pilot program by 2035 in collaboration with a private parking operator to evaluate the effectiveness of pricing parity on traffic patterns, air quality, and parking utilization rates.
3. Incentivize Participation: Explore incentives, such as tax benefits or public recognition programs, to encourage private operators to adopt pricing strategies aligned with the City's goals.

By integrating value-pricing policies and harmonizing garage rates, the City reaffirms its commitment to sustainable transportation and reducing the environmental impact of urban mobility.

APPENDIX B. EAR-Based Map Amendments

Historical Resources Element

Objective HIS-1.1 Historic Landmark Districts map.



Recreation and Open Space Element
Policy REC-1.1.1 Level of Service map.

