


Evaluation & Appraisal Report (EAR)

COMPREHENSIVE PLAN TEXT AND
MAP AMENDMENTS

CITY COMMISSION
JANUARY 28, 2025



1

CITY'S COMPREHENSIVE PLAN

<ul style="list-style-type: none"> 1975 ● 1980 ● 1988 ● 1990 ● 1995 ● 1997 ● 1998 ● 1999 ● 2004 ● 2006 ● 2009 ● 2010 ● 2015 ● 2018 ● 2018 ● 2020 ● 2022 ● 2022 ● 2024 ● 	<ul style="list-style-type: none"> — Florida enacts “Local Government Comprehensive Planning Act” — Ord. No. 2345 – “Comprehensive Plan 1978 – 2000” — Ord. No. 2827 – “Comprehensive Plan of 1989” — Ord. No. 2910 – Level of service adopted — Ord. No. 3148 – Concurrency exception area (GRID) — Ord. No. 3243 – EAR-based amendments — Ord. No. 3333 – Size and density limitation — Ord. No. 3391 – Transfer of Development Rights (TDRs) — Ord. No. 2004-03 – Mixed-Use District (MXD) overlay — Ord. Nos. 2006-15 & 2006-16 – MXD Overlay South Industrial and MXD Overlay Industrial — Ord. Nos. 2009-50 & 2009-51 – EAR-based amendments and Comprehensive Plan rewrite — Ord. No. 2010-09 – Capital Improvements — Ord. No. 2015-11 – Mediterranean Village amendments — Ord. Nos. 2018-03 & 2018-04 – Multi-family zoning within Mixed-Use overlay district and Residential Infill Regulations (RIR) — Ord. No. 2018-07 – EAR-based amendments (Coastal Management Element) — Ord. No. 2020-30 – Design & Innovation District — Ord. No. 2022-07 – Property Rights Element — Ord. Nos. 2022-21, 2022-22, & 2022-23 – Rewrite of Recreation & Open Space Element; Mixed-Use Overlay Districts Map; and Planned Area Developments (PADs) — Ord. No. 2024-10 – Parks Incentives
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2

CITY'S COMPREHENSIVE PLAN

1975	Florida enacts "Local Government Comprehensive Planning Act"
1980	Ord. No. 2345 – "Comprehensive Plan 1978 – 2000"
1988	Ord. No. 2827 – "Comprehensive Plan of 1989"
1990	Ord. No. 2910 – Level of service adopted
1995	Ord. No. 3148 – Concurrency exception area (GRID)
1997	Ord. No. 3243 – EAR-based amendments
1998	Ord. No. 3333 – Size and density limitation
1999	Ord. No. 3391 – Transfer of Development Rights (TDRs)
2004	Ord. No. 2004-03 – Mixed-Use District (MXD) overlay
2006	Ord. Nos. 2006-15 & 2006-16 – MXD Overlay South Industrial and MXD Overlay Industrial
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2024	Ord. No. 2024-10 – Parks Incentives

3

EVALUATION & APPRAISAL REPORT (EAR)

The 2024 Florida Statutes

[Title XI](#) COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS [Chapter 163](#) INTERGOVERNMENTAL PROGRAMS [View Entire Chapter](#)

163.3191 Evaluation and appraisal of comprehensive plan.—

(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.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

4

4

RECENT STATE REQUIREMENTS

163.3177. Required and optional elements of comprehensive plan; studies and surveys


(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year 5-year period occurring after the plan's adoption and one covering at least a 20-year 10-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

1) Planning horizons

3. Within the local government's jurisdiction, for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary. Each comprehensive plan must be updated to include this element by July 1, 2024, and as needed thereafter to account for future applicable developments. This subparagraph does not apply to a local government designated as a rural area of opportunity under s. 288.0656.

2) Sewer feasibility

DATA INVENTORY & ANALYSIS




**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 (EAB), prepared in accordance with Chapter 210 of the Florida Statutes, ensures the City's Comprehensive Plan aligns with state law, adapts to local changes, and addresses future priorities.


Focusing on resilience, sustainability, and innovation, the EAB 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.

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF THE
CORAL WAY HISTORIC DISTRICT
CORAL GABLES, FLORIDA**



Photographs from the 1920s

**CORAL GABLES
DENSE HOUSING STUDY
2017
FINAL DRAFT**



Prepared by:
Strategic Planning Group, Inc.
May 9, 2017

Table 2.0: Land Use in the City of Coral Gables

Land Use	Parcels	Acres
Commercial	42,951	47,188
Mixed Use and Multi-Family	42,887	47,107
Single-Family	42,128	47,473
Conservation, Open Space, and Parks	42,106	47,377
Educational/University, Institutional, Public Building, Hospital	42,128	47,467
Industrial/Use	42,99	47,49

Table 2.1: Future Designations with Residential Uses

Future Land Use Designation	Parcels	Units	Acres	Density (units/acre)
Commercial High Rise Intensity	47,958	47,5,388	47,143	40.20
Commercial Mid-Rise Intensity	47,295	47,2,796	47,76	40.17
Commercial Low-Rise Intensity	47,470	47,832	47,105	40.5
Mid-Rise	47,28	47,32	47,32	40.5
Multi-Family High Density	47,40	47,3,000	47,35	40.29
Multi-Family Medium Density	47,998	47,1,100	47,107	40.18
Multi-Family Low Density	47,105	47,2,454	47,74	40.20
Multi-Family Duplex	47,28	47,150	47,15	40.5
Multi-Family Triplex	47,100	47,100	47,10	40.5

NATIONAL COMMUNITY SURVEY



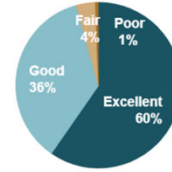
About

9 in 10

residents gave **excellent** or **good** ratings to:

- Overall quality of life
- Overall image or reputation
- Coral Gables as a place to raise children

The overall quality of life in Coral Gables, 2023



7 in 10 residents also:

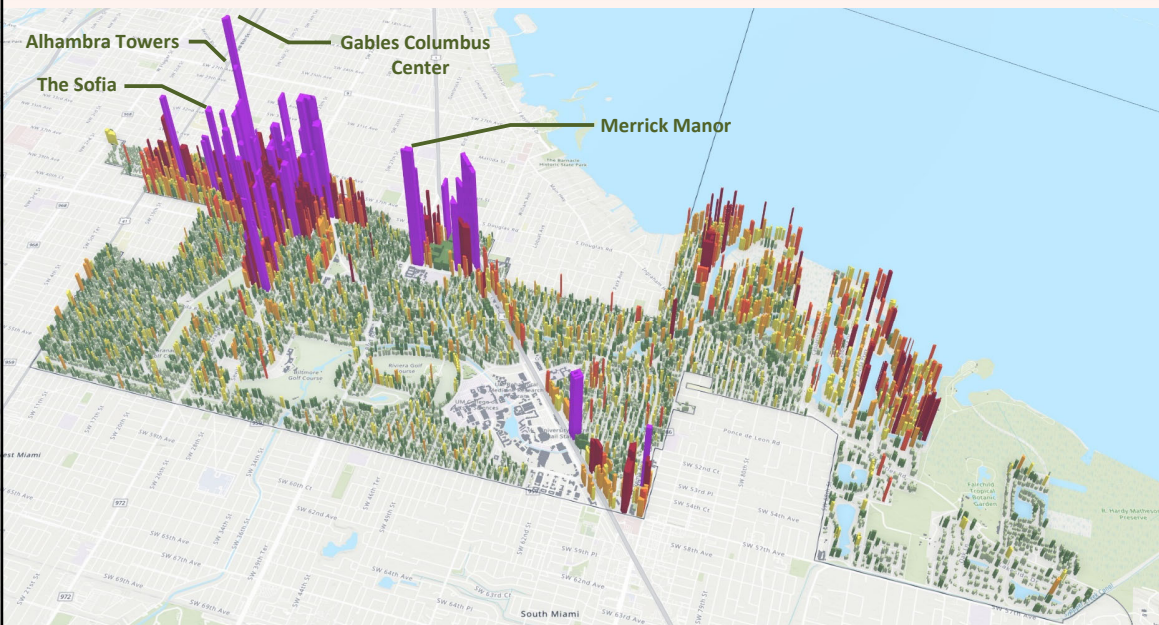
- Plan to retire in Coral Gables

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**.

15

15

VALUE PER ACRE



16

PROPOSED TEXT AMENDMENTS

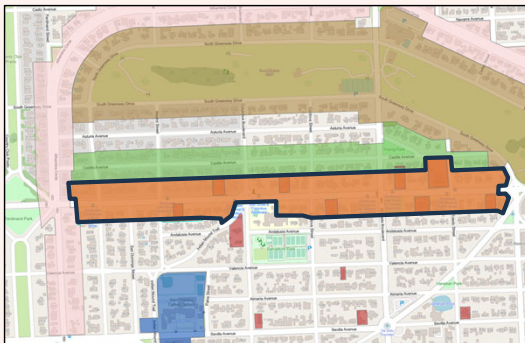
1. **Update planning periods** to reflect 10-year and 20-year planning horizons.
2. **Remove outdated references** to the 2007 Zoning Code Rewrite.
3. **Update specific policies and corresponding target dates** to ensure alignment with state and local priorities.
4. **Revise references** to Florida State Statutes.
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.

[See Draft Ordinance of Exhibit "A"]

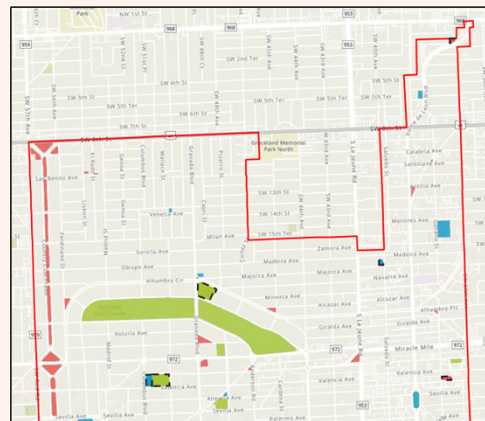
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18

PROPOSED MAP AMENDMENTS



Historical Resources:
HIS-1 Historic Landmark Districts



Recreation and Open Spaces:
REC-1 Level of Service

19

19

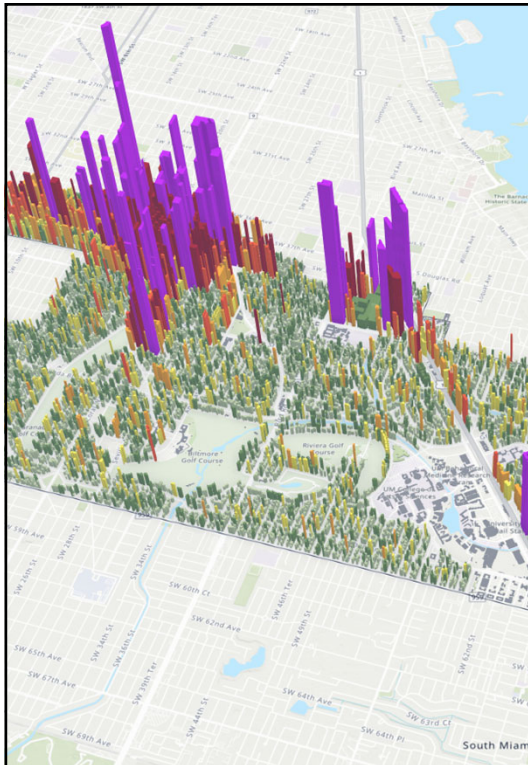
STAFF RECOMMENDATION

THE COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS **COMPLY** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS ARE **SATISFIED.**

STAFF RECOMMENDS **TO TRANSMIT** THE PROPOSED AMENDMENTS TO FLORIDA COMMERCE.

20



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21