



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: **December 13, 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

On November 8, 2017, the Planning & Zoning Board discussed a draft of the proposed Comprehensive Plan text amendment. The proposed amendment was presented to the City Commission on November 14, 2017; and unanimously approved on First Reading to transmit the proposed amendment to the Department of Economic Opportunity (DEO). Staff has incorporated comments, specifically as it relates to sea level rise, from various City departments; local experts; and the State. The revised proposed Comprehensive Plan text amendment is provided as 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 provides principles that serve to reduce unsustainable 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 November agenda on City webpage/City Hall	11.02.17
Posted November Staff report on City webpage	11.03.17
Legal advertisement – November City Commission First Reading	11.06.17
City Commission meeting agenda posted to City webpage	11.10.17
Posted December agenda on City webpage/City Hall	11.30.17
Legal advertisement – December PZB	12.01.17
Posted December Staff report on City webpage	12.08.17

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

7. ATTACHMENTS

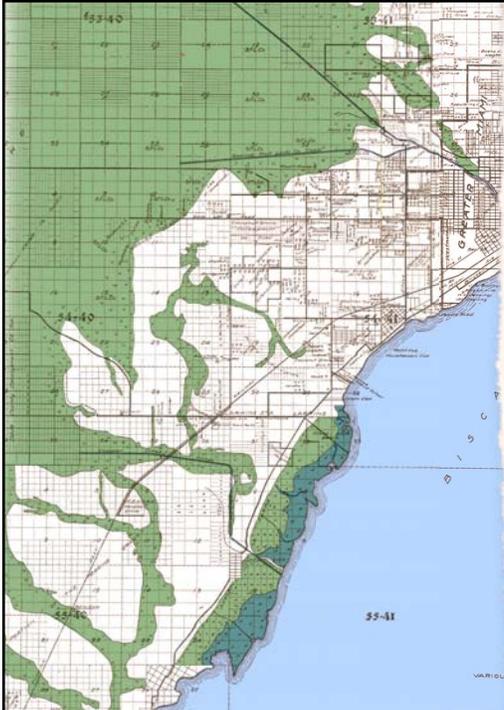
- A. Proposed Comprehensive Plan Coastal Management Element Text Amendment.
- B. 12.13.17 PowerPoint Presentation.
- C. 12.01.17 Legal advertisement published.

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



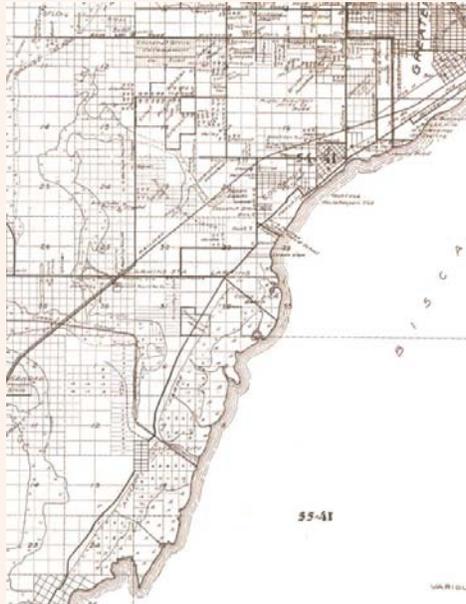
*Coastal
Management
Element*

COMPREHENSIVE PLAN
TEXT AMENDMENT

PLANNING & ZONING BOARD
DECEMBER 13, 2017



NATURAL RESOURCES: 1914 MIAMI-DADE



55-41

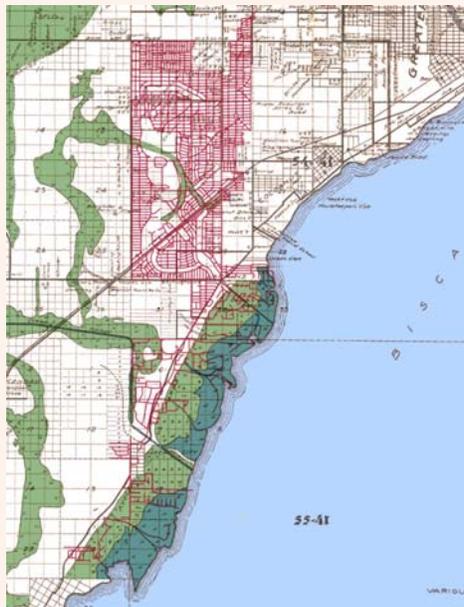
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NATURAL RESOURCES: 1914 MIAMI-DADE



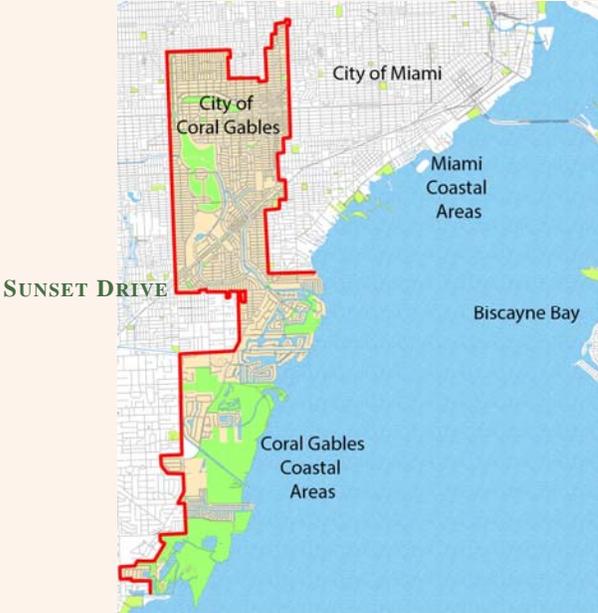
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NATURAL RESOURCES: 1914 MIAMI-DADE



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BOUNDARIES OF COASTAL AREAS



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BOUNDARIES OF COASTAL AREAS



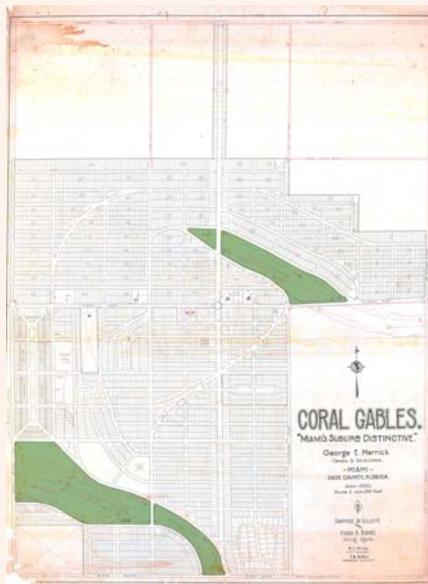
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PUBLIC ACCESS IN THE COASTAL AREAS



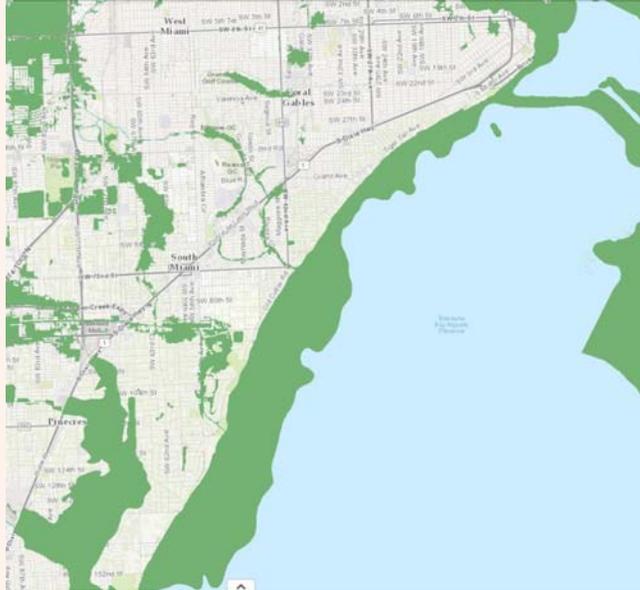
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HISTORIC AND EXISTING LAND USES



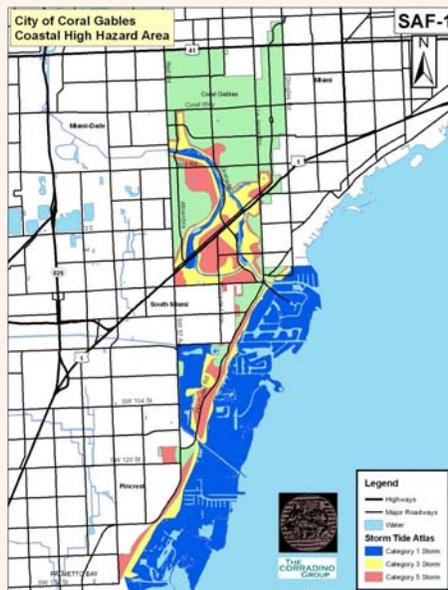
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100-YEAR FLOOD PLAN



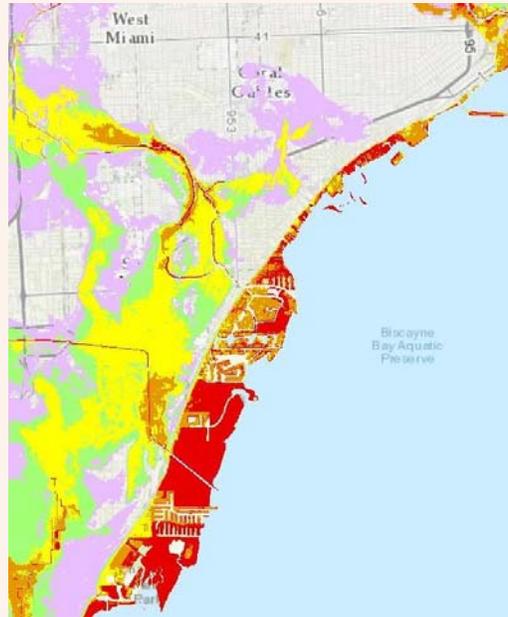
11

STORM TIDES DIAGRAM



12

STORM SURGE ZONES



13

PROPOSED COASTAL MANAGEMENT

VISION STATEMENT:

PROVIDE PRINCIPLES THAT SUPPORT THE HIGHEST QUALITY OF LIFE AND PROMOTE SUSTAINABLE COASTAL AREAS.

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PROPOSED COASTAL MANAGEMENT

GOAL CMT-1. MAINTAIN, PROTECT, AND ENHANCE THE QUALITY OF LIFE AND APPEARANCE OF CORAL GABLES' COASTAL ZONE INCLUDING THE PRESERVATION OF NATURAL RESOURCES, RESTORATION OF VALUABLE NATURAL RESOURCES, AND ENHANCEMENT OF THE BUILT ENVIRONMENT.

OBJECTIVE CMT-1.1. PRESERVE AND RESTORE EXISTING NATURAL SYSTEMS INCLUDING WETLANDS AND MANGROVE SYSTEMS WITHIN MATHESON HAMMOCK PARK AND THOSE PORTIONS OF BISCAYNE BAY THAT LIE WITHIN THE CITY'S BOUNDARIES.

OBJECTIVE CMT-1.2. CONTINUE ENFORCEMENT OF THE FLORIDA BUILDING CODE, WHICH ESTABLISHES CONSTRUCTION STANDARDS THAT MINIMIZE THE IMMEDIATE AND LONG TERM IMPACTS OF BUILDINGS AND STRUCTURES ON COASTAL AREAS, INCLUDING THE PROJECTED IMPACTS OF SEA LEVEL RISE.

PROPOSED COASTAL MANAGEMENT

OBJECTIVE CMT-1.3. SUPPORT BOARD OF ARCHITECTS REVIEW PROCESS TO MAINTAIN THE AESTHETIC QUALITY AND COMPATIBILITY OF BUILDINGS AND STRUCTURES IN COASTAL AREAS.

OBJECTIVE CMT-1.4. ENSURE THAT LAND DEVELOPMENT REGULATIONS AND POLICIES FOR THE COASTAL ZONE ARE CONSISTENT WITH THE CITY'S ABILITY TO PROVIDE THE CAPITAL FACILITIES REQUIRED TO MAINTAIN ADOPTED LOS STANDARDS AND THOSE NEEDED TO MAINTAIN OR ENHANCE THE QUALITY OF LIFE WITHIN THE COASTAL ZONE OF THE CITY.

PROPOSED COASTAL MANAGEMENT

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, EVALUATION OF THE ECONOMIC IMPACT, OR DESIGNATION AS PRESERVATION.

PROPOSED COASTAL MANAGEMENT

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.

PROPOSED COASTAL MANAGEMENT

GOAL CMT-4. IMPROVE PUBLIC AWARENESS, APPRECIATION, AND USE OF CORAL GABLES' COASTAL RESOURCES BY PRESERVING WATER-DEPENDENT AND WATER-RELATED USES, ENSURING ADEQUATE PUBLIC ACCESS TO SUCH USES, AND MINIMIZING USER CONFLICTS.

OBJECTIVE CMT-4.1. WHEREVER FEASIBLE, INCREASE, PHYSICAL AND VISUAL PUBLIC ACCESS TO BISCAYNE BAY, THE CITY'S SHORELINES AND WATERWAYS.

OBJECTIVE CMT-4.2. THE CITY SHALL STRIVE TO ALLOW NO NET LOSS OF ACREAGE DEVOTED TO RECREATIONAL AND COMMERCIAL WORKING WATERFRONT USES IN THE COASTAL AREA OF THE CITY.

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE COMPREHENSIVE PLAN TEXT AMENDMENT COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT ARE SATISFIED.

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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD DEC. 13, 2017

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

12/01/2017

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
1 day of DECEMBER, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



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

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, December 13, 2017, 6:00 - 9:00 p.m.
Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. 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.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-201, "Single-Family Residential (SFR) District;" and Article 5, "Development Standards," to modify and clarify provisions regulating single-family residential standards related to garages, FAR calculations, and accessory uses; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission 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. 288.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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