Comprehensive Plan

November 2009

City of Coral Gables
EAR Based Amendments

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Summary of Element

This is a new element of the Comprehensive Plan and is not an element required by Statutes. This entire element is new language. The purpose of this element is to provide interpretation and implementation guidelines of administering the Goals, Objectives and Policies as adopted by this updated Comprehensive Plan. The element includes implementation guidelines such as funding and coordination efforts. The element also includes procedures for monitoring and updating the Comprehensive Plan on a regular basis, in accordance with State Statutes and local regulations.

Administration - Use and Organization of the Comprehensive Plan

Vision: Provide for guidelines and policies for the efficient and effective administration of the City of Coral Gables Comprehensive Plan.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
This is a new element of the City Comprehensive Plan not required by the State; therefore this entire element is new language.	**Goal ADM-1.** The City of Coral Gables Comprehensive Plan and Comprehensive Plan Map, hereinafter referenced as "*The Comprehensive Plan*", shall provide a visionary blueprint for the City's growth, development, and function while preserving its historic and cultural character in concert with the City of Coral Gables City Commission mission and vision. **Objective ADM-1.1.** Provide effective and efficient administration, interpretation, implementation, monitoring and evaluation of the Comprehensive Plan to promote the City's vision, goals, objectives, and policies. **Policy ADM-1.1.2.** Administer the Comprehensive Plan in an efficient and effective manner that is consistent with federal, state, and local laws and regulations. **Policy ADM-1.1.3.** The City shall support administration of the Comprehensive Plan to include its publication, interpretation, implementation, evaluation, and amendment thereof. **Policy ADM-1.1.4.** Allocate resources for administration of the Comprehensive Plan, to include its publication, interpretation, implementation, evaluation, and amendment thereof. **Policy ADM-1.1.5.** Promote opportunities for training and continued certification for City Staff to promote new innovative comprehensive planning concepts, laws, regulations, and practices. **Policy ADM-1.1.6.** Maintain and strengthen procedures to guide the administration, interpretation, implementation, evaluation, and amendment of the Comprehensive Plan. Procedures shall be evaluated and amended as necessary to ensure continued effectiveness. **Policy ADM-1.1.7.** Provide for notice, advertisement, publication, dissemination, and distribution of the Comprehensive Plan and associated amendments to the public and interested parties. All avenues of electronic mediums shall be utilized to apprise all parties of the Comprehensive Plan and future changes. **Objective ADM-1.2.** Interpret the Comprehensive Plan in a manner that is founded on sound legal and planning principles, and is in accordance with federal, state, and local laws and regulations. **Policy ADM-1.2.1.** The Comprehensive Plan supports and solidifies the implementation of the City's land development regulations which includes the City Zoning Code and Zoning Map(s). The Comprehensive Plan shall also support the City Charter and City Code. **Policy ADM-1.2.2.** Designate a primary Development Review Official (DRO) to interpret the Comprehensive Plan. **Objective ADM-1.3.** Incorporate timely, efficient, and effective strategic management concepts and techniques. **Policy ADM-1.3.1.** Develop strategies and regulations to implement the Comprehensive Plan goals, objectives, and policies. In particular, the City's Zoning Code should be analyzed and amended as necessary to be consistent with and promote the Comprehensive Plan goals, objectives, and policies. **Policy ADM-1.3.2.** The Planning Department shall coordinate implementation of the Comprehensive Plan goals, objectives, and policies with other City Departments.

☑ Amendment (addition/deletion) pursuant to the EAR

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
	Policy ADM-1.3.3. Designate a primary Development Review Official (DRO) charged with overseeing amendments to the Comprehensive Plan. The DRO shall possess the requisite comprehensive planning knowledge, experience, and skills to fairly and effectively amend the Comprehensive Plan. **Policy ADM-1.3.4.** Budget and allocate adequate funding for implementation of the Comprehensive Plan. Emphasis shall be placed on funding projects in the Capital Improvements Element and Programs, with particular emphasis on those that are required in order to maintain or attain and exceed adopted Levels Of Service (LOS). **Objective ADM-1.4.** Monitor, evaluate and appraise in order to gauge the Comprehensive Plan successes and failures, and develop future recommendations. **Policy ADM-1.4.1.** Develop procedures for the regular monitoring, evaluation, and appraisal of the Comprehensive Plan. Particular emphasis shall be placed on the monitoring of the Comprehensive Plan's adopted LOS and associated projects in the Capital Improvements Element and Program. **Policy ADM-1.4.2.** Assign lead departments and personnel to monitor, evaluate, and appraise applicable elements of the Comprehensive Plan to identify progress, deficiencies, and/or failures. **Policy ADM-1.4.3.** Update appropriate baseline data and measurable objectives at intervals appropriate to the subject area of analysis, but not less than every seven (7) years. For example, Capital Improvement data shall be maintained at semiannual and annual periods coincident with the City budget review process; population estimates should be maintained annually; and utility systems capacity shall be annually monitored. **Policy ADM-1.4.4.** Complete as required an Evaluation and Appraisal Report (EAR) in compliance with the State-mandated timelines and procedures provided in Chapter 163.3191, Florida Statutes, as amended. **Objective ADM-1.5.** Amend the Comprehensive Plan consistent with the City Commission's vision. **Policy ADM-1.5.1.** Amend the Comprehensive Plan as necessary in a manner that is consistent with and furthers the goals, objectives, and policies of the City of Coral Gables City Commission and City Administration and in concert with federal, state and local laws and regulations. **Policy ADM-1.5.2.** Amend the Comprehensive Plan as necessary to address new federal, state, and local laws and regulations, more specifically as it relates to required Evaluation and Appraisal Reports. **Policy ADM-1.5.3.** Establish policies, procedures, and forms for amending the Comprehensive Plan, to be published in a development procedures manual or handbook easily accessible to the public.

Summary of Element

This element was formerly known as the *Intergovernmental Coordination Element* and includes the changes recommended in the 2006 EAR as well as additional policies related to the governance of the City. The new policies address public outreach and participation strategies including communication between City boards and the Elected Officials. Additionally, policies were included that address development review and strategies for education on planning topics. Coordination efforts are outlined for interdepartmental efforts through the City departments as well as with other jurisdictions and agencies at all levels of government. The coordination topics include: transportation; water distribution; design and development; annexation; bays, estuaries and harbors; and school planning. The element also provides for monitoring and evaluation of the Comprehensive Plan through review of measurable objectives and the EAR process.

☑ Amendment (addition/deletion) pursuant to the EAR

Governance

GOV

Vision: Promote good governance, intergovernmental coordination, and public participation.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal GOV-1. Provide effective governance and transparency to City of Coral Gables citizenry, property owners, business owners and stakeholders advancing the City Commission's mission and vision.	**Goal GOV-1.** Provide effective governance to City of Coral Gables citizenry, property owners, business owners and stakeholders advancing the City Commission's mission and vision.
Objective GOV-1.1. Provide ample and effective opportunities for public participation at all levels of City of Coral Gables governance and decision-making.	**Objective GOV-1.1.** Provide ample and effective opportunities for public participation at all levels of City of Coral Gables governance and decision-making.
Policy GOV-1.1.1. Strengthen strategies and processes to promote effective opportunities for public participation at all levels of City governance and decision-making.	**Policy GOV-1.1.1.** Strengthen strategies and processes to promote effective opportunities for public participation at all levels of City governance and decision-making.
Policy GOV-1.1.2. Promote public outreach and participation including but not limited to the following: workshops; public meetings; public hearings; neighborhood meetings; electronic mailings; regular mailing; newspaper advertisements; property posting; City webpage posting; cable TV; city radio; E-News electronic newsletter; citizen boards and committees.	**Policy GOV-1.1.2.** Promote public outreach and participation including but not limited to the following: workshops; public meetings; public hearings; neighborhood meetings; electronic mailings; regular mailing; newspaper advertisements; property posting; City webpage posting; cable TV; city radio; E-News electronic newsletter; citizen boards and committees.
Policy GOV-1.1.3. Enhance communication between residents, civic and cultural organizations, and the City Boards/Committees and City Commission beyond legal requirements and beyond traditional mediums, specifically by electronic media, and other easily accessible methods.	**Policy GOV-1.1.3.** Enhance communication between residents, civic and cultural organizations, and the City Boards/Committees and City Commission beyond legal requirements and beyond traditional mediums, specifically by electronic media, and other easily accessible methods.
Policy GOV-1.1.4. Encourage the formation of neighborhood and civic organizations to facilitate effective participation in the community; build relationships between City staff and organizations to enhance communication between the parties with the intent of providing an additional opportunity to communicate with City staff, applicable boards/committees, and the City Commission.	**Policy GOV-1.1.4.** Encourage the formation of neighborhood and civic organizations to facilitate effective participation in the community; build relationships between City staff and organizations to enhance communication between the parties with the intent of providing an additional opportunity to communicate with City staff, applicable boards/committees, and the City Commission.
Policy GOV-1.1.5. Ensure that resident's concerns regarding incompatible or inconsistent development are addressed in conformance with established provisions of the City Code, Comprehensive Plan, and Zoning Code provisions; and coordinate with established neighborhood organizations in the planning and implementation of neighborhood improvements – such as historic preservation, infrastructure, traffic calming, landscaping, public safety, and other quality of life issues.	**Policy GOV-1.1.5.** Ensure that resident's concerns regarding incompatible or inconsistent development are addressed in conformance with established provisions of the City Code, Comprehensive Plan, and Zoning Code provisions; and coordinate with established neighborhood organizations in the planning and implementation of neighborhood improvements – such as historic preservation, infrastructure, traffic calming, landscaping, public safety, and other quality of life issues.
Objective GOV-1.2. Provide clearly defined procedures, standards and expectation for development review.	**Objective GOV-1.2.** Provide clearly defined procedures, standards and expectation for development review.
Policy GOV-1.2.1. Maintain and strengthen strategic management strategies that promote transparency, efficiency, effectiveness, ethics, accessibility and accountability in all of the City's functions.	**Policy GOV-1.2.1.** Maintain and strengthen strategic management strategies that promote transparency, efficiency, effectiveness, ethics, accessibility and accountability in all of the City's functions.
Policy GOV-1.2.2. Assist decision makers, applicants, residents with improved tools to understand planning regulations, including but not limited to, use of illustration as a "form" code, citizen guides, customer oriented process improvements, design guidelines, graphics, and geographic information systems.	**Policy GOV-1.2.2.** Assist decision makers, applicants, and residents with improved tools to understand planning regulations, including but not limited to, use of illustration as a "form" code, citizen guides, customer oriented process improvements, design guidelines, graphics, and geographic information systems.
Policy GOV-1.2.3. Provide education for policy and decision makers, staff, and the public on all planning related matters, including but not limited to the Comprehensive Plan, other local, regional and state land planning requirements.	**Policy GOV-1.2.3.** Provide education for policy and decision makers, staff, and the public on all planning related matters, including but not limited to the Comprehensive Plan, other local, regional and state land planning requirements.
Objective GOV-1.3. Promote interdepartmental coordination.	**Objective GOV-1.3.** Promote interdepartmental coordination.
Policy GOV-1.3.1. Develop strategies and processes for promoting a "teamwork" environment in which City leaders and administration coordinate advancement of the City's Commission's mission and vision.	**Policy GOV-1.3.1.** Develop strategies and processes for promoting a "teamwork" environment in which City leaders and administration coordinate advancement of the City Commission's mission and vision.
Policy GOV-1.3.2. Promote efficient communication and coordination mechanisms utilizing new technologies.	**Policy GOV-1.3.2.** Promote efficient communication and coordination mechanisms utilizing new technologies.

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Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy GOV-1.3.3. Maintain and strengthen electronic access to all City development review related documents. **Goal GOV-2.** ~~**Goal 8-1. ACHIEVING CONSISTENCY IN IMPLEMENTING PLANS AND PROGRAMS.**~~ Intergovernmental coordination shall be maintained as a major means of achieving consistency among all government agencies implementing plans and programs affecting the City of Coral Gables. **Objective GOV-2.1.** ~~**Goal 2.**~~ Coordinate and cooperate City Comprehensive Plan activities with other jurisdictions and agencies at all levels and functions of government to achieve mutually beneficial goals and objectives. **Objective** ~~**8-1.1**~~ **GOV-2.2.** ~~**INTERGOVERNMENTAL COORDINATION ACTIVITIES.**~~ Continue and improve coordination activities among government agencies with planning and impact assessment duties affecting the City, with other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, the county, and adjacent counties. **Objective GOV-2.3.** Maintain and strengthen intergovernmental coordination and establish a leadership role on local, regional and state issues. ☑ **Policy GOV-2.3.1.** ~~**8-1.1.1. ACHIEVING CONTINUING COMMUNICATION.**~~ Maintain an active program of monitoring and communication with agencies operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 F.S., as amended. **Policy GOV-2.3.2.** ~~**8-1.1.2. COMMUNITY WORKSHOPS AND RPC INFORMAL MEDIATION PROCESS.**~~ Participate in community workshops and the regional planning council's informal mediation process to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and resolution of conflicts with other local governments. ~~**Policy 8-1.1.3. COORDINATION OF TECHNICAL ISSUES. Participate in the comprehensive plan technical committee being organized within the Miami-Dade League of Municipalities, to ensure full participation in county-wide deliberations which may involve the City.**~~ ☑ **Policy GOV-2.3.3.** Participate in the meetings and activities within Miami-Dade County, neighboring counties and other intergovernmental planning groups/technical committees to ensure full participation in local, county, and state deliberations which may involve the City. ☑ **Policy GOV-2.3.4.** ~~**8-1.1.4. COORDINATION OF TRAFFIC, POTABLE WATER AND APPEARANCE ISSUES.**~~ Enhance intergovernmental coordination ~~The City shall increase intergovernmental coordination~~ activities regarding issues involving: traffic and transportation systems improvement planning and financing; potable water distribution replacement and financing; and design aesthetics for projects within and adjacent to the City. ☑ **Policy GOV-2.3.5.** ~~**8-1.1.5. ANNEXATION OF UNINCORPORATED LANDS.**~~ The City shall participate in review and discussions with involved agencies in the potential annexation of unincorporated lands adjacent to the City. (Based on further review, the policy will remain as is). **Policy GOV-2.3.6.** ~~**8-1.1.6. MANAGEMENT OF LOCAL BAYS, ESTUARIES AND HARBORS.**~~ The City shall continue to participate in consistent and coordinated management of local bays, estuaries and harbors that fall	**Policy GOV-1.3.3.** Maintain and strengthen electronic access to all City development review related documents. **Goal GOV-2.** Intergovernmental coordination shall be maintained as a major means of achieving consistency among all government agencies implementing plans and programs affecting the City of Coral Gables. **Objective GOV-2.1.** Coordinate and cooperate City Comprehensive Plan activities with other jurisdictions and agencies at all levels and functions of government to achieve mutually beneficial goals and objectives. **Objective GOV-2.2.** Continue and improve coordination activities among government agencies with planning and impact assessment duties affecting the City, with other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, the county, and adjacent counties. **Objective GOV-2.3.** Maintain and strengthen intergovernmental coordination and establish a leadership role on local, regional and state issues. ☑ **Policy GOV-2.3.1.** Maintain an active program of monitoring and communication with agencies operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 F.S., as amended. **Policy GOV-2.3.2.** Participate in community workshops and the regional planning council's informal mediation process to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and resolution of conflicts with other local governments. **Policy GOV-2.3.3.** Participate in the meetings and activities within Miami-Dade County, neighboring counties and other intergovernmental planning groups/technical committees to ensure full participation in local, county, and state deliberations which may involve the City. ☑ **Policy GOV-2.3.4.** Enhance intergovernmental coordination activities regarding issues involving: traffic and transportation systems improvement planning and financing; potable water distribution replacement and financing; and design aesthetics for projects within and adjacent to the City. ☑ **Policy GOV-2.3.5.** The City shall participate in review and discussions with involved agencies in the potential annexation of unincorporated lands adjacent to the City. (Based on further review, the policy will remain as is). **Policy GOV-2.3.6.** The City shall continue to participate in consistent and coordinated management of local bays, estuaries and harbors that fall under the jurisdiction of more than one agency. **Policy GOV-2.3.7.** The review of proposed developments shall include findings which indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments. **Policy GOV-2.3.8.** Ensure that the City of Coral Gables and Miami-Dade County Public Schools follow the procedures established in the adopted "amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County" and the Comprehensive Plan's Educational Element and Capital Improvements Element for coordination and collaborative planning and decision making of land uses, public school facility siting, decision making on population projections, and the location and extension of public facilities subject to concurrency. The City shall execute the Interlocal Agreement with Miami-Dade County Public Schools, Miami-Dade County, and other

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under the jurisdiction of more than one agency. ~~as reflected in the coastal management chapter of this plan.~~

Policy GOV-2.3.7. ~~**8-1.1.7. REQUIRED FINDINGS TO BE ADDRESSED IN DEVELOPMENT REVIEW PROCESS.**~~ The review of proposed developments shall include findings which indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

Policy GOV-2.3.8. Ensure that the City of Coral Gables and Miami-Dade County Public Schools follow the procedures established in the adopted "amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County" and the Comprehensive Plan's Educational Element and Capital Improvements Element for coordination and collaborative planning and decision making of land uses, public school facility siting, decision making on population projections, and the location and extension of public facilities subject to concurrency. The City shall execute the Interlocal Agreement with Miami-Dade County Public Schools, Miami-Dade County, and other nonexempt municipalities pursuant to Section 163.3177 Florida Statutes, and the Comprehensive Plan's Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element. Coordination of the Interlocal Agreement and the City's obligations therein, shall be achieved via participation in the established Staff Working Group of the Interlocal Agreement.

~~**Objective 8-1.2. COORDINATE PROPOSED DEVELOPMENT IMPACTING ADJACENT JURISDICTIONS. Ensure that the impacts of development, proposed in the City's comprehensive plan, upon development in adjacent municipalities, the county, adjacent counties, the region, and the state are addressed through coordination mechanisms. This objective shall be achieved through the implementation of the following policies. (3243)**~~

Objective GOV-2.4. Continue coordination with adjacent local governments of proposed development within and/or adjacent to the borders of the City of Coral Gables. ☑

Policy GOV-2.4.1. The City shall ensure that the impacts of development within the City to adjacent municipalities, the county, adjacent counties, the region, and the state are addressed through coordination mechanisms. Likewise, local governments bordering Coral Gables should provide for opportunities for input by the City of Coral Gables. ☑

~~**Policy 8-1.2.1. COORDINATION OF DEVELOPMENT AND GROWTH MANAGEMENT ISSUES. After Plan adoption, the City shall pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction. Issues of regional and state significance shall be coordinated with the South Florida Regional Planning Council, the South Florida Water Management District, and/or State agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following: (3243)**~~

- ~~Impacts of development proposed in the Comprehensive Plan on Dade County, the Cities of Miami, West Miami, South Miami, and Pinecrest, the region, the State, and any governmental entity that may be created in the future.~~
- ~~Land development activities adjacent to the City's corporate limits within Dade County or the Cities of Miami, West Miami, South Miami, and Pinecrest or any other city created in the future.~~
- ~~Research regulatory framework and implementation of affordable housing programs.~~
- ~~City of Coral Gables land development activities adjacent to the unincorporated area of the County, or the Cities of Miami, West Miami, South Miami and Pinecrest or any other city created in the future.~~
- ~~Potential annexation issues.~~
- ~~Area wide drainage and storm water management master plan, proposed improvements, and implementing programs.~~
- ~~Solid waste disposal, including development of new landfill facilities, recycling resources, and other~~

nonexempt municipalities pursuant to Section 163.3177 Florida Statutes, and the Comprehensive Plan's Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element. Coordination of the Interlocal Agreement and the City's obligations therein, shall be achieved via participation in the established Staff Working Group of the Interlocal Agreement.

Objective GOV-2.4. Continue coordination with adjacent local governments of proposed development within and/or adjacent to the borders of the City of Coral Gables. ☑

Policy GOV-2.4.1. The City shall ensure that the impacts of development within the City to adjacent municipalities, the county, adjacent counties, the region, and the state are addressed through coordination mechanisms. Likewise, local governments bordering Coral Gables should provide for opportunities for input by the City of Coral Gables. ☑

Policy GOV-2.4.2. Pursue resolution of growth management, development and impact assessment issues with impacts transcending the City's political jurisdiction. Issues of regional and state significance shall be coordinated with the South Florida Regional Planning Council, the South Florida Water Management District, and/or State agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following:

- Impacts of land development activities within the City of Coral Gables on Miami-Dade County, the Cities of Miami, West Miami, South Miami, and Pinecrest, the region, the State, and any governmental entity that may be created in the future.
- Land development activities adjacent to the City's corporate limits within Miami-Dade County or the Cities of Miami, West Miami, South Miami, and Pinecrest or any other city created in the future.
- Affordable/attainable housing programs.
- Potential annexation issues.
- Area wide drainage and storm water management master plan, proposed improvements, and implementing programs.
- Alternative water supply planning.
- Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements.
- Research, engineering, and strategies for managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the City and adjacent areas.
- Transit /multi-modal transportation activities and plans.
- Public school facility planning.
- Level of service standards for infrastructure system impacting the City and adjacent areas.
- Conservation of natural and historic resources. ☑

Policy GOV-2.4.3. The City shall coordinate all transportation improvements proposed by new development with DOT, DCA, SFRPC, Miami-Dade County, and other state and regional agencies concerned with assessing traffic impacts of proposed development. ☑

Policy GOV-2.4.4. The City shall take a leadership role in establishing a process providing for adjoining local governments and the City to provide opportunities for input to ensure consistency related to planning and zoning matters with the intent of lessening and/or mitigating the potential objectionable impacts of development of the area.

Objective GOV-2.5. Coordination shall be undertaken in the establishment of level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy GOV-2.5.1. The City shall coordinate with state, regional or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually

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~~improvements.~~ ~~• Research, engineering, and strategies for managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the City and adjacent areas.~~ ~~• Level of service standards for infrastructure system impacting the City and adjacent areas.~~ ~~• Conservation of natural and historic resources.~~ **Policy GOV-2.4.2.** Pursue resolution of growth management, development and impact assessment issues with impacts transcending the City's political jurisdiction. Issues of regional and state significance shall be coordinated with the South Florida Regional Planning Council, the South Florida Water Management District, and/or State agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following: • Impacts of land development activities within the City of Coral Gables on Miami-Dade County, the Cities of Miami, West Miami, South Miami, and Pinecrest, the region, the State, and any governmental entity that may be created in the future. • Land development activities adjacent to the City's corporate limits within Miami-Dade County or the Cities of Miami, West Miami, South Miami, and Pinecrest or any other city created in the future. • Affordable/attainable housing programs. • Potential annexation issues. • Area wide drainage and storm water management master plan, proposed improvements, and implementing programs. • Alternative water supply planning. • Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements. • Research, engineering, and strategies for managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the City and adjacent areas. • Transit /multi-modal transportation activities and plans. • Public school facility planning. • Level of service standards for infrastructure system impacting the City and adjacent areas. • Conservation of natural and historic resources. ☑ **Policy GOV-2.4.3.** ~~8-1.2.2. COORDINATION OF TRANSPORTATION IMPROVEMENTS. After Plan adoption~~, The City shall coordinate all transportation improvements proposed by new development with DOT, DCA, SFRPC, Dade County, and other state and regional agencies concerned with assessing traffic impacts of proposed development. ~~(3243)~~ ☑ **Policy GOV-2.4.4.** The City shall take a leadership role in establishing a process providing for adjoining local governments and the City to provide opportunities for input to ensure consistency related to planning and zoning matters with the intent of lessening and/or mitigating the potential objectionable impacts of development of the area. **Objective GOV-2.5.** ~~8-1.3. INTERGOVERNMENTAL COORDINATION OF LOS STANDARDS.~~ Coordination shall be undertaken in the establishment of level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities. **Policy GOV-2.5.1.** ~~8-1.3.1. ENSURING MUTUALLY COMPATIBLE LOS STANDARDS.~~ The City shall coordinate with state, regional or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually compatible and equitable	compatible and equitable standards. ☑ **Policy GOV-2.5.2.** Coordination activities pursuant to the Goals, Objectives and Policies in this Element shall include consideration for equitable Level of Service standards for facility and service delivery systems consistent with the provisions of this plan. ☑ **Policy GOV-2.5.3.** Coordinate with Miami-Dade County Public Schools and other parties to the adopted Interlocal Agreement for Public Schools Facilities Planning to establish, promote, and achieve Level of Service standards for public school facilities and any amendments affecting public school concurrency. **Goal GOV-3.** Provide for monitoring and evaluation schedule of intergovernmental coordination activities. **Objective GOV-3.1.** Ensure that monitoring and evaluation of intergovernmental coordination activities is accomplished pursuant to this objective. **Policy GOV-3.1.1.** The City shall engage in reviews of measurable objectives concurrent with the amendment cycle. Other appropriate scheduled reviews may be conducted but not less than biennially. These shall include the following issues: • Regular monitoring of coordination activities via participation in the meetings and activities of the Miami-Dade Planners Technical Committee (PTC). • Informal agreements or an enacted ordinance providing for mutual exchange of notice and information about proposed future land use and/or zoning map changes within an area to be determined as a significant distance from any unincorporated or Coral Gables municipal boundary. • Regular monitoring of coordination activities involving public school facility planning via participation in the Miami-Dade County Public Schools Staff Working Group (SWG). • Assist the South Florida Regional Planning Council in identifying regional issues affecting the City and providing appropriate City participation in their analysis and resolution. • Execute Interlocal agreements for municipal servicing of unincorporated enclave areas where appropriate. ☑ • As required pursuant to Chapter 163, F.S., as amended. **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 9J-5.005 (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-3.2.1.** All chapters of the Comprehensive Plan shall be evaluated and updated in accordance with the EAR process. **Policy GOV-3.2.2.** The Capital Improvements Element shall be reviewed and updated on an annual basis in accordance with State requirements. **Policy GOV-3.2.3.** The public shall be encouraged to participate in the evaluation process by the holding of at least one workshop prior to the preparation of the EAR, at which public comments and recommendations regarding the Comprehensive Plan shall be received for consideration during the preparation of the EAR. Notice of such workshop shall be by advertisement at least one week prior to the date of such meeting. At least one advertised Public Hearing shall be held by the Local Planning Agency (LPA) prior to the LPA recommending the EAR to the City Commission for

☑ Amendment (addition/deletion) pursuant to the EAR

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
standards. ☑ **Policy** GOV-2.5.2. ~~8-1.3.2. ACHIEVING EQUITABLE LOS STANDARDS FOR FACILITY AND SERVICE DELIVERY SYSTEMS.~~ Coordination activities pursuant to the Goals, Objectives and Policies in this Element shall include consideration for equitable Level of Service standards for facility and service delivery systems consistent with the provisions of this plan. ☑ **Policy GOV-2.5.3.** Coordinate with Miami-Dade County Public Schools and other parties to the adopted Interlocal Agreement for Public Schools Facilities Planning to establish, promote, and achieve Level of Service Standards for public school facilities and any amendments affecting public school concurrency. ~~**Goal 8-2.** MONITORING AND EVALUATION. This section outlines the substantive components of Coral Gables' monitoring program related to the Intergovernmental Coordination Chapter. The monitoring program will consist of periodic reviews of the measurable objectives. The scheduling for these reviews is as follows:~~ **Goal GOV-3.** Provide for monitoring and evaluation schedule of intergovernmental coordination activities. **Objective GOV-3.1.** Ensure that monitoring and evaluation of intergovernmental coordination activities is accomplished pursuant to this objective. ~~**Objective 8-2.1.** SCHEDULE: Biennial reviews of measurable objectives will occur concurrent with the amendment cycle. Other appropriate scheduled reviews may be conducted but not less than biennially. These shall include the following issues:~~ ~~• Organization of functioning League of Municipalities comprehensive plan technical committee.~~ ~~• Agreement with Miami-Dade County, and Florida Department of Community Affairs that use of two (2) level plans – area wide and local -- in the updating of local comprehensive plans is desirable and permitted.~~ ~~• Informal agreements or an enacted ordinance providing for mutual exchange of notice and information about proposed rezoning within an area to be determined as a significant distance from any unincorporated or Coral Gables municipal boundary.~~ ~~• Coordination with the completion of a school facilities plan that is consistent and compatible with the Coral Gables Comprehensive Plan.~~ ~~• Assist the South Florida Regional Planning Council in identifying regional issues affecting the City and providing appropriate City participation in their analysis and resolution.~~ ~~• Execute interlocal agreements for municipal servicing of unincorporated enclave areas where appropriate.~~ ☑ **Policy GOV-3.1.1.** The City shall engage in reviews of measurable objectives concurrent with the amendment cycle. Other appropriate scheduled reviews may be conducted but not less than biennially. These shall include the following issues: • Regular monitoring of coordination activities via participation in the meetings and activities of the Miami-Dade Planners Technical Committee (PTC). • Informal agreements or an enacted ordinance providing for mutual exchange of notice and information about proposed future land use and/or zoning map changes within an area to be determined as a significant distance from any unincorporated or Coral Gables municipal boundary. • Regular monitoring of coordination activities involving public school facility planning via participation in the Miami-Dade County Public Schools Staff Working Group (SWG). • Assist the South Florida Regional Planning Council in identifying regional issues affecting the City and providing appropriate City participation in their analysis and resolution.	their consideration, amendment and adoption. At least one advertised Public Hearing shall be held by the City Commission prior to adoption of the EAR. **Policy GOV-3.2.4.** Updating appropriate baseline data and measurable objectives to be accomplished for each five (5) 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) 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) year period, describing the degree to which the goals, objectives and policies have been successfully reached, shall be identified and reported. **Policy GOV-3.2.6.** Obstacles or problems which resulted in under-achievement of goals, objectives, or policies shall be identified and reported. **Policy GOV-3.2.7.** New or modified goals, or policies needed to correct discovered problems 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) year period shall be identified and reported.

☑ Amendment (addition/deletion) pursuant to the EAR

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
• Execute Interlocal agreements for municipal servicing of unincorporated enclave areas where appropriate. ☑ • As required pursuant to Chapter 163, F.S., as amended. **Objective GOV-3.2. ~~8-2.2.~~ ~~PROCEDURES FOR MONITORING AND EVALUATION~~** The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires its periodic review. This program, required under 9J-5.005 (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. ~~The following are general procedures to be followed.~~ More detailed procedures shall be adopted by the city to direct the ongoing activity. **Policy GOV-3.2.1. ~~8-2.2.1.~~ ~~EVALUATION PERIODS:~~** All chapters of the Comprehensive Plan shall be evaluated and updated in accordance with EAR process. **Policy GOV-3.2.2.** The Capital Improvements Element shall be reviewed and updated on an annual basis in accordance with State requirements. **Policy GOV-3.2.3. ~~8-2.2.2.~~ ~~CITIZEN PARTICIPATION:~~** The public shall be encouraged to participate in the evaluation process by the holding of at least one workshop prior to the preparation of the EAR, at which public comments and recommendations regarding the Comprehensive Plan shall be received for consideration during the preparation of the EAR. Notice of such workshop shall be by advertisement at least one week prior to the date of such meeting. At least one advertised Public Hearing shall be held by the Local Planning Agency prior to the LPA recommending the EAR to the City Commission for their consideration, amendment and adoption. At least one advertised Public Hearing shall be held by the City Commission prior to adoption of the EAR. **Policy GOV-3.2.4. ~~8-2.2.3.~~ ~~MAINTENANCE OF DATA:~~** Updating appropriate baseline data and measurable objectives to be accomplished for each five (5) 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) years. ~~For example, Capital Improvement data should be maintained at semiannual and annual periods coincident with the city budget review process; population estimates should be maintained annually; utility systems capacity shall be annually monitored.~~ Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted. **Policy GOV-3.2.5. ~~8-2.2.4.~~ ~~PLAN ACCOMPLISHMENTS:~~** Accomplishments in the first five (5) year period, describing the degree to which the goals, objectives and policies have been successfully reached, shall be identified and reported. **Policy GOV-3.2.6. ~~8-2.2.5. OBSTACLES TO THE PLAN:~~** Obstacles or problems which resulted in under-achievement of goals, objectives, or policies shall be identified and reported. **Policy GOV-3.2.7. ~~8-2.2.6. AMENDED GOALS OR POLICIES:~~** New or modified goals, or policies needed to correct discovered problems shall be identified and reported. **Policy GOV-3.2.8. ~~8-2.2.7.~~ ~~CONTINUED MONITORING AND EVALUATION:~~** A means of ensuring continuous monitoring and evaluation of the plan during the five (5) year period shall be identified and reported.	

☑ Amendment (addition/deletion) pursuant to the EAR

Summary of Element

This element was updated to include the changes recommended in the 2006 EAR and to reorganize the chapter to bring the land use classification section to the beginning of the element and include the classifications in a table format for better clarity. The land use classifications were also updated to be consistent with the City's newly revised Zoning Code. Specifically, this update removes the floor/story provisions and replaces them with a measurement of feet. However, intensities and densities have not changed. Some outdated policies were deleted and new policies were created to support recently adopted ordinances and policies such as the updated historic preservation ordinance, intergovernmental coordination efforts, and to encourage development where appropriate while protecting residential uses from potential impacts of adjacent non-residential uses. Finally, annexation coordination policies were updated to be consistent with current practices and requirements of the City.

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)

~~Goal 1-1: ENHANCE FUTURE LAND USES CONSISTENT WITH NEEDS OF THE COMMUNITY AND ITS RESOURCES. The City of Coral Gables Establishes the Land Use Goal to Maintain and Enhance the Extraordinary Character and Quality of Land Uses Within the City in Meeting the Aesthetic, Physical, Social, Cultural, Economic, Natural and Man Made Environmental Needs of its Residents and Visitors in a Manner that Will Balance Immediate and Long Term Community Interests and Resources in the Orderly Protection of the Population's Health, Safety, and Welfare.~~

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, natural resources make the City a very desirable place to work, live and play. ☑

~~**Objective** 1-1.1: FUTURE LAND USE AND IMPACT OF CONCURRENCY MANAGEMENT. The location, extent and intensity of future land uses as adopted in the Future Land Use Map Series will be based, in part, upon the physical and financial feasibility of providing all affected areas with services at Levels of Service (LOS) which meet or exceed the minimum standards adopted in the comprehensive plan. This Objective shall be achieved through the implementation of the following policies: (3243)~~

Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map). ☑

~~Policy 1-1.1.1 APPLICATION OF CONCURRENCY MANAGEMENT STANDARDS. Effective as of October 1, 1991, Development orders authorizing all threshold development, or changes in land use classification, shall be contingent upon the ensured provision of affected services at least at the required Levels of Service (LOS) by appropriate means, concurrently with the projected effective date of actual need attributable to the development, which for this plan may be estimated to be up to 364 days, based upon the unique conditions of each development, following the time and date of the securing of the Final Certificate of Occupancy for such space as may otherwise be lawfully occupied. Ensured provision of affected services may include agreements or other detailed, obligatory processes by which the services shall be made real in a timely and equitable fashion. The definition of such processes and procedures shall be included in the development regulations of the City.~~

Policy FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

Policy FLU-1.1.2. Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.

Classification	Description	Density / Intensity	Height
Single-Family Low-Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes,	Maximum 9 units/acre.	Per the Zoning Code.

Revised Goals, Objectives and Policies

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).

Policy FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

Policy FLU-1.1.2 Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.

Classification	Description	Density / Intensity	Height
Single-Family Low Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

	including townhouses.		
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	~~4 stories~~ Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.	~~6 stories~~ Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	~~13 stories~~ Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

~~Policy 1-1.1.2 ESTABLISH CONCURRENCY MANAGEMENT REGULATIONS. Requirements and procedures shall be established by October 1, 1991, for all threshold development to contribute its proportional share of capital facilities, funds, and/or land thereof, necessary to accommodate the impact of the proposed development or increment of redevelopment over and above preexisting development on a site.~~ ☑

Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-2. Commercial Land Uses.

Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	~~4 stories~~ Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).	~~6 stories~~ Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

Table FLU-2. Commercial Land Uses.

Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.

Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry,	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

		Residential use shall only be permitted as part of a mixed-use development as provided herein.	
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	~~13 stories~~ Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.

Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and all uses allowed in the Commercial land use categories.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein.	~~6 stories~~ Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

~~Policy 1-1.1.4: REVISE THE LAND DEVELOPMENT REGULATIONS. The City's Land Development Regulations went into effect December 31, 1991. After January 1, 1997, if warranted, the City shall revise the Land Development Regulations, which govern: zoning; subdivision; signage; landscaping and tree protection; surface water management and other areas, as needed in order to:~~

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

Classification	Description
MXD, Mixed-Use or MXOD~~3~~, Mixed-Use Overlay Districts ~~3~~.	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.
	The general intent of the MXD~~3~~ is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following: • Residential; • Retail/Commercial;

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

Classification	Description
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.
	The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following: • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio. The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building. Type of Use / Minimum % of FAR / Maximum % of FAR Residential / 0% / 85% Retail/Commercial / 8% / 40% Office / 0% / 85% Industrial / 0% / 5% Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.
MXOD, Mixed-Use Overlay Districts.	An MXOD may be permitted as an overlay in the Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map). Properties within the MXOD have the option of developing their property in accordance with the underlying land use. Assigned MXOD within the City are as follows:

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.

Classification	Description	Density / Intensity	Height
University.	Buildings and land use area used for learning, research, and living as part of a university campus. It may also include limited manufacturing, and all uses allowed in the Commercial land use categories.	Maximum F.A.R. of 0.5 for the entire campus as a planned development site.	Per the Zoning Code.

- Office;
- ~~Industrial; and~~
- Public Open Spaces.

~~An MXD3 may be permitted in the Commercial and Industrial land use categories.~~

~~Properties within the MXD3 overlay have the option of developing their property in accordance with the underlying land use.~~

No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio.

The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.

Type of Use	Minimum % of FAR	Maximum % of FAR
Residential	0%	85%
Retail/Commercial	8%	40%
Office	0%	85%
Industrial	0%	5%

Additional MXD~~3~~ or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.

MXOD~~3~~, Mixed-Use Overlay Districts~~3~~.

An MXOD may be permitted as an overlay in the Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).

Properties within the MXOD have the option of developing their property in accordance with the underlying land use. ~~Assigned MXOD within the City are as follows:~~

This map will be provided in the Comprehensive Plan Map Series (CPMS) within the appendices.

	commercial activities oriented to university housing.		
Education.	Primary and secondary schools, both public and private.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Parks and Recreation.	Public/private land areas and buildings for recreation, both active and passive, including golf, tennis, and similar sporting and leisure activities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Open Space.	Open space areas including right-of-way plazas and entranceways.	Maximum F.A.R. of 0.	N/A
Conservation Areas.	Environmentally sensitive areas such as marshes, swamps, mangroves, and natural wildlife habitats. Designated limited support facility development areas shall be restricted to passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.	Maximum F.A.R. of 0, except for designated areas specified for limited support facility development.	N/A
Public Buildings and Grounds.	Buildings and adjacent land areas used for local, state, or federal government purposes, and for public and semi-public services, including utilities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Hospital.	Buildings and land areas used for medical and health related services.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Religious / Institutional.	Churches, temples, synagogues, houses of worship, fraternal organizations, and related accessory uses such as educational and child care services and private clubs, country clubs and associated uses.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Community Services and Facilities	Buildings and adjacent land areas that serve a public and/or community function, including local, state, and federal government	Maximum F.A.R. of 2.0.	Per the Zoning Code.

~~Policy 1-1.1.5: USE OF FUTURE LAND USE MAP SERIES. The adopted Future Land Use Map Series shall be used as a basis for programs, actions and regulations established to carry out the intent of this Plan.~~

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.

Classification	Description	Density / Intensity	Height
University.	Buildings and land use area used for learning, research, and living as part of a university campus. It may also include limited commercial activities oriented to university housing.	Maximum F.A.R. of 0.5 for the entire campus as a planned development site.	Per the Zoning Code.
Education.	Primary and secondary schools, both public and private.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Parks and Recreation.	Public/private land areas and buildings for recreation, both active and passive, including golf, tennis, and similar sporting and leisure activities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Open Space.	Open space areas including right-of-way plazas and entranceways.	Maximum F.A.R. of 0.	N/A
Conservation Areas.	Environmentally sensitive areas such as marshes, swamps, mangroves, and natural wildlife habitats. Designated limited support facility development areas shall be restricted to passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.	Maximum F.A.R. of 0, except for designated areas specified for limited support facility development.	N/A
Public Buildings and Grounds.	Buildings and adjacent land areas used for local, state, or federal government purposes, and for public and semi-public services, including utilities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Hospital.	Buildings and land areas used for medical and health facilities; public and private schools and educational facilities (excluding University); medical and health facilities; and religious institutions.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Historic Properties.	Buildings, sites, and districts determined to be historically, architecturally, or archeologically significant by National Register listing or local landmark designation. Provides an overlay classification which supplements the underlying land use classification. The location of HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined by the City.	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.
Downtown Overlay.	Provides an overlay classification which supplements the underlying land use classification. The location of the Downtown Overlay is depicted on the Future Land Use Map.	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.

Policy FLU-1.1.7. A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, and change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit.

Policy FLU-1.1.8. The City shall review on an annual basis the Concurrency Management System, including the adopted levels of services, to ensure that public facilities are available to meet the impacts of new development.

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.

Policy FLU-1.1.10. The City of Coral Gables shall prepare an Evaluation and Appraisal Report (EAR) for submittal to DCA as required by Chapter 163, F.S. as amended and Rule 9J-5, FAC as amended and pursuant to the schedule in 9J-33, FAC as amended.

Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall

	related services.		
Religious / Institutional.	Churches, temples, synagogues, houses of worship, fraternal organizations, and related accessory uses such as educational and child care services and private clubs, country clubs and associated uses.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Community Services and Facilities.	Buildings and adjacent land areas that serve a public and/or community function, including local, state, and federal government facilities; public and private schools and educational facilities (excluding University); medical and health facilities; and religious institutions.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Historic Properties.	Buildings, sites, and districts determined to be historically, architecturally, or archeologically significant by National Register listing or local landmark designation. Provides an overlay classification which supplements the underlying land use classification. The location of HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined by the City.	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.
Downtown Overlay.	Provides an overlay classification which supplements the underlying land use classification. The location of the Downtown Overlay is depicted on the Future Land Use Map.	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.

Policy FLU-1.1.7. A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, and change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit. ☑

continue to be encouraged in areas experiencing deterioration.

Policy FLU-1.2.1. The City's Zoning Code and City Code allow potential problems to be cited and require property owners of cited property to take remedial action.

Objective FLU-1.3. By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.

Policy FLU-1.3.1. Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall, as a part of the City's development review process, be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based on conformance with the goals, objective and polices of the City's Comprehensive Plan and Zoning Code regulations.

Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the heath, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.

Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.

Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.

Policy FLU-1.4.1. Include balanced consideration for protection of natural and historic resources in the consideration of granting all development orders. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development.

Policy FLU-1.4.2. Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission. ☑

Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established. ☑

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. ☑

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy FLU-1.1.8. ~~1-1.1.3: ESTABLISH PROGRAM TO MONITOR CONCURRENCY MANAGEMENT~~. ~~Beginning in January 1997, t~~ The City shall review on an annual basis the Concurrency Management System, including the adopted levels of services, to ensure that public facilities are available to meet the impacts of new development. ☑ **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. ☑ **Policy FLU-1.1.10.** ~~1-1.1.6: SCHEDULE FOR EVALUATION AND APPRAISAL REPORTS. After January 1, 1997, the~~ The City of Coral Gables shall prepare an Evaluation and Appraisal Report (EAR) for submittal to DCA as required by Chapter 163, F.S. and Rule 9J-5, FAC as amended and pursuant to the schedule in 9J-33, FAC as amended. ☑ **Objective FLU-1.2.** ~~1-1.2 CONTROL BLIGHT AND PROMOTE REDEVELOPMENT.~~ Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑ **Policy FLU-1.2.1.** ~~1-1.2.1: MONITOR BLIGHT AND ESTABLISH PROCEDURES FOR CORRECTIVE ACTION.~~ The City's ~~adopted anti-blight ordinance~~ Zoning Code and City Code allows potential problems to be cited and requires property owners of cited property to take remedial action. ~~(3243)~~ ~~Policy 1-1.2.2: IMPLEMENTING PROGRAMS FOR REDEVELOPMENT, REHABILITATION, AND RENEWAL. By January 1, 2002, the City of Coral Gables shall determine the feasibility of obtaining Community Development Block Grants and/or other similar funding for the carrying out the following programs:~~ ~~• City-Wide Rehabilitation Program. The purpose of this program is to provide funds for rehabilitating homes owned or rented by very low, low, and moderate income households; demolishing and clearing dilapidated units which are beyond repair and detrimental to the health of the neighborhood environment; and defray or compensate households required to find temporary housing during rehabilitation.~~ ~~• City-Wide Weatherization Program. The purpose of this program is to provide funding to very low, low, and moderate income households for weatherization improvements.~~ ☑ **Objective FLU-1.3.** ~~1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN~~. By the year ~~2010~~ 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from ~~70 to 35~~ 40 to 20. ~~(3243)~~ ☑ **Policy FLU-1.3.1.** Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall, as a part of the City's development review process, be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based on conformance with the goals, objective and polices of the City's Comprehensive Plan and Zoning Code regulations. **Policy FLU-1.3.2.** ~~1-1.3.1: AVOID ENRCROACHMENT INTO RESIDENTIAL NEIGHBORHOODS BY~~	**Policy FLU-1.4.5.** The City, through the Land Development Regulations will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities. **Objective FLU-1.5.** Maintain the overall coastal area residential population at densities which will result in an average overall residential development density at or below six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road. **Policy FLU-1.5.1.** Restrict residential development which will cause the average overall residential development density to exceed six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road. **Policy FLU-1.5.2.** The City Planning Department shall maintain an inventory of dwelling units and overall land areas east of Old Cutler Road and shall update the inventory by December 31st of each year in order to maintain an up-to-date density average against which proposed projects may be tested. **Objective FLU-1.6.** Coordinate the City's actions with appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S., as amended. **Policy FLU-1.6.1.** Coordinate with State, regional, county and local agencies to ensure mutual cooperation in the development of all appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S. as amended. The City will continue to monitor all other local governments' activities when notice is provided. The City will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The City will continue to work closely with the South Florida Regional Planning Council, Miami-Dade County School Board and the State Department of Community Affairs on regional issues. The City will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness. **Policy FLU-1.6.2.** Continue to coordinate with other governments in securing full provision of resources by the State and non-city agencies for programs of their design, creation and/or benefit, and continue to ensure the protection of local self determination in matters which are not demonstrated to be of actual regional significance. **Objective FLU-1.7.** When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas. **Policy FLU-1.7.1.** Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods. **Policy FLU-1.7.2.** The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways.

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)

~~INCOMPATIBLE USES.~~ All development applications in ~~R~~ residential neighborhoods ~~should~~ shall continue to be reviewed by applicable boards and committees to ensure the protectedion from intrusion by incompatible uses that would disrupt or degrade the heath, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code. ☑

Policy FLU-1.3.3. ~~1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES.~~ Non-residential ~~U~~uses designated in the P~~p~~lan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses. ☑

~~**Policy FLU-1.3.4.** 1-1.3.3: LIMITATIONS OF POTENTIALLY DISRUPTIVE USES. .Normally disruptive uses may be permitted on sites within related districts only where proper design solutions are demonstrated and committed to in advance which will be used to integrate the uses so as to buffer any potentially incompatible elements.~~ ☑

~~**Policy 1-1.3.4:** EXAMINE EXISTING ZONING CODE FOR CONSISTENCY WITH LAND USE PLAN. An examination of the revised Zoning Code shall be made to determine its consistency with the Land Use Plan. Within two years of the adoption of this plan, action shall be taken to correct any remaining inconsistencies.~~ ☑

Objective FLU-1.4. ~~1-1.4: NATURAL AND HISTORIC RESOURCES.~~ Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

~~**Policy 1-1.4.1:** IMPLEMENTING CERTAIN PLAIN POLICIES. Implement the policies of the Coastal Management Element, Conservation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water Aquifer Recharge Element, and the Historic Preservation Element.~~ ☑

Policy FLU-1.4.1. ~~1-1.4.2: CONSIDER NATURAL AND HISTORIC RESOURCES.~~ Include balanced consideration for protection of natural and historic resources in the consideration of granting all development orders. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development. ☑

Policy FLU-1.4.2. Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission. ☑

Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established. ☑

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. ☑

Policy FLU-1.4.5. The City, through the Land Development Regulations will coordinate the land uses and future

Revised Goals, Objectives and Policies

- Intensity/Density of the use.
- Access and parking.
- Landscaping and buffering.

Objective FLU-1.8. Continue to ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. This Objective shall be achieved through the implementation of the following policies:

Policy FLU-1.8.1. The City shall continue to improve its currently enacted impact fee system in conjunction with the City's Concurrency Management System.

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

Policy FLU-1.9.3. The City in conjunction with business and property owners shall implement the Miracle Mile Improvement Plan which provides the following:

- Create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement;
- Reduce speed limits along Miracle Mile;
- Encourage a mix of uses with unique shopping and cultural opportunities;
- Encourage shopping for neighboring residents; and,
- Improve parking.

Objective FLU-1.10. By the date required by Section 163.3202, F.S., as amended, the City shall make provisions which ensure that future land use and development in the City is consistent with the Comprehensive Plan.

Policy FLU-1.10.1. The Planning Department shall review proposals to amend the development regulations and shall report on the consistency between such proposals and the Comprehensive Plan, as required by Chapter 163, F.S., as amended.

Policy FLU-1.10.2. The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.

Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies

land use changes with the availability of water supplies and water supply facilities.
 	
Objective FLU-1.5. ~~1-1.5: CONTROL DENSITY IN COASTAL AREA.~~ Maintain the overall coastal area residential population at densities which will result in an average overall residential development density at or below six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road.
 	
Policy FLU-1.5.1. ~~1-1.5.1: RESTRICT COASTAL DEVELOPMENT EAST OF OLD CUTLER ROAD.~~ Restrict residential development which will cause the average overall residential development density to exceed six (6) dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road. (Upon further review, it was determined that his policy will remain).
 	
Policy FLU-1.5.2. ~~1-1.5.2: INITIATE PROCEDURES TO MONITOR LAND USE EAST OF OLD CUTLER ROAD.~~ The City Planning Department shall maintain an inventory of dwelling units and overall land areas east of Old Cutler Road and shall update the inventory by December 31st of each year in order to maintain an up-to-date density average against which proposed projects may be tested. ~~(3243)~~
 	
Objective FLU-1.6. ~~1-1.6: COORDINATION WITH STATE PER CHAPTER 380, FS.~~ Coordinate the City's actions with appropriate resource planning and management plans prepared pursuant to Chapter 380, FS, as amended. ~~and approved by the Governor & Cabinet in a fashion consistent with this plan. This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑
 	
Policy FLU-1.6.1. ~~1-1.6.1: INITIATE INTERGOVERNMENTAL COORDINATION.~~ Coordinate with State, regional, county and local agencies to ensure mutual cooperation in the development of all appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S. as amended. The City will continue to monitor all other local governments' activities when notice is provided. The City will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The City will continue to work closely with the South Florida Regional Planning Council, Miami-Dade County School Board and the state Department of Community Affairs on regional issues. The City will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness. ☑
 	
Policy FLU-1.6.2. ~~1-1.6.2: GRANTSMANSHIP AND SELF-DETERMINATION.~~ Continue to coordinate with other governments in securing full provision of resources by the State and non-city agencies for programs of their design, creation and/or benefit, and continue to ensure the protection of local self determination in matters which are not demonstrated to be of actual regional significance. ☑
 	
Objective FLU-1.7. ~~1-1.7: DISCOURAGE URBAN SPRAWL.~~ When amendments to the Zoning Code are processed, d~~D~~iscourage the proliferation of urban sprawl by ~~amending the land development regulations to include~~ including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas. ~~(3243)~~ (Upon further review, it was determined that his policy will remain).
 	
Policy FLU-1.7.1. ~~1-1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS.~~ Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers ~~of high quality~~ which offer potential for local employment in ~~reasonably close~~ proximity to protected residential neighborhoods. ☑
	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.
	
	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.
	
	Policy FLU-1.12.1. Maintain and enforce effective development and maintenance regulations.
	
	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.
	
	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.
	
	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.
	
	Objective FLU-1.15. The City acknowledges the importance of comprehensive planning and further understands the need to evaluate and appraise the City's Comprehensive Plan on a regular basis. The City wants to ensure that the growth management program in Coral Gables best serves its citizens and its rich natural and historical resources. In order to accomplish this objective, the City shall enforce the recently adopted Zoning Code.
	
	Objective FLU-1.16. The City acknowledges a need to prevent disjointed urban service delivery systems. The City's annexation program will have the objective of improving, planning and management of unincorporated areas that are adjacent to the City boundaries.
	
	Policy FLU-1.16.1. The City will continues to work closely with Miami-Dade County on all annexation issues and opportunities for various properties/geographic areas which includes the review and evaluation of the following:
	• Existing projects and applicable future projects or developments.
	• Continuation of previous granted development review parameters and conditions.
	• Compatibility and architectural similarities.
	  • Ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to:
	  • Police, emergency and fire services.
	  • Traffic circulation linkages and issues of mutual City/County concern.
	  • Water and wastewater service systems, including intergovernmental coordination issues.
	  • Waste collection.
	  • Utilities.
	• Franchise and utility fee dispersion.
	• Drainage and natural water basins.
	• Natural features restricting development.
	• Building Code and Code of Ordinances, with specific emphasis on Code compliance and potential differences in the rules between the local governments.

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~**Policy 1-1.7.2:** DEVELOPMENT OF UNDEVELOPED LAND. Encourage development of remaining undeveloped and vacant isolated parcels of developable property through identification and staff assistance in providing information as to appropriate uses permitted by Code and proper procedures to be undertaken to obtain the proper development orders~~. ☑ ~~Policy 1-1.7.3: FINALIZE INDUSTRIAL REDEVELOPMENT PLAN AND IMPLEMENTING POLICIES. Finalize an analysis of the industrial area by January 1, 1990, and adopt a specific neighborhood redevelopment plan within one year following such analysis. The plan shall include Future Land Use and development regulations to support the plan.~~ ☑ **Policy** FLU-1.7.2. ~~1-1.7.4: INCENTIVES FOR INFILL AND REDEVELOPMENT.~~ The City ~~of Coral Gables by December 31, 1998~~ shall continue to enforce the Mediterranean architectural provisions ~~develop a strategy~~ for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. ☑ ~~Policy 1-1.7.5: REDEVELOPMENT OF THE INDUSTRIAL DESIGN CENTER. By January 2000, the City shall adopt land development regulations which encourage the development of the Industrial Design Center as a mixed use village. (3243)~~ ☑ **Objective** FLU-1.8. ~~1-1.8: ADEQUATE INFRASTRUCTURE FOR NEW DEVELOPMENT.~~ Continue to ~~E~~ ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑ **Policy** FLU-1.8.1. ~~1-1.8.1: DEVELOP CONCURRENCY MANAGEMENT PROCEDURES. Requirements and procedures shall be established by October 1, 1991, for all threshold development which will require them to contribute their proportional share of capital facilities, funds, and/or land therefore, necessary to accommodate the impact of the proposed development or increment of redevelopment over and above existing development on a site.~~ The City shall continue to improve its currently enacted impact fee system in conjunction with the City's Concurrency Management System. ☑ **Objective** FLU-1.9. ~~1-1.9: INNOVATIVE DEVELOPMENT REGULATIONS.~~ Encourage sound innovation in the development standards of the City's Zoning Code ~~development regulations~~ which provide a continuing process to respond to community needs. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑ **Policy** FLU-1.9.1. ~~1-1.9.1: MIXED USE DOWNTOWN DEVELOPMENT.~~ Encourage balanced mixed use development in ~~the downtown area~~ the central business district and adjoining commercial areas ~~which~~ to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality. ☑	**Objective FLU-1.17.** The City acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools. **Policy FLU-1.17.1.** Maintain City population data on the City website to assist the projection of future population growth and community characteristics. **Objective FLU-1.18.** As the result of unique site specific conditions affecting the general realization of the goals, objectives and policies of this plan, the following parcels are to be further regulated in accord with the following Future Land Use Map Interpretive Policies: **Policy FLU-1.18.1.** Blocks 3, 4 and a portion of Block 5 of the Sunrise Harbour Subdivision is the subject of court ordered action and is therefore designated "ENJOINED LAND" and shall bear a land use classification of COMMERCIAL and APARTMENT as was in effect as of the date in the court order. The designation of such high density use is made solely on the basis of the City Attorney's opinion and the prior court ruling. It does not recommend or serve as an endorsement of any proposed development or reflect the City's application of community planning principals. **Goal FLU-2.** Pursuant to Rule 9J-5.005(4), F.S. as amended, the City hereby adopts the following planning periods: from 2007 to 2014; and 2015 to 2020. **Objective FLU-2.1.** The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City's Comprehensive Plan, and are consistent and compatible with County, State, and Federal plans and regulations. **Goal FLU-3.** The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process. **Objective FLU-3.1.** The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process. **Policy FLU-3.1.1.** The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access. **Objective FLU-3.2.** The Planning Department during its review of changes in land use and changes in zoning of properties adjoining single family neighborhoods shall continue its current efforts as provided for in the City's Zoning Code to notify residents, property owners, neighborhood associations, organized neighborhood groups and interested parties of upcoming applications and the opportunity to provide input. **Policy FLU-3.2.1.** Entities requesting changes in land use and zoning for property that adjoins a single-family residential district or neighborhood shall provide ample opportunities for input into the land use process which may include one or more of the following: additional public notice via regular mail, electronic mail, establishment of website, etc; completion of neighborhood meetings; establishment of point of contact. **Policy FLU-3.2.2.** The Planning Department, when receiving a development proposal for property that adjoins a

Policy FLU-1.9.2. ~~**1-1.9.2: PRINCIPLES FOR DOWNTOWN PLANNING.**~~ Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources. ☑

~~**Policy FLU-1.9.3. 1-1.9.3: DOWNTOWN DEVELOPMENT.** By December 1998, the The City in conjunction with business and property owners shall develop a continue to utilize the Downtown Improvement Plan based upon existing plans, including the 1990 University of Miami study, which considers at a minimum the following: (3243)~~

- ~~Whether a Downtown Development Authority (consisting of both public and private members) should be created;~~
- ~~Whether the Downtown Development Authority should be provided with a dedicated funding source;~~
- ~~How to continue attracting headquarters of international corporations; and~~
- ~~How to preserve the City's historical Mediterranean architecture and design.~~

Policy FLU-1.9.3. ~~**1-1.9.4: MIRACLE MILE REDEVELOPMENT.** By December 1998, the~~ The City in conjunction with business and property owners shall ~~have developed a redevelopment plan for~~ implement the Miracle Mile ~~area~~ Improvement Plan which provides the following: ~~considers at a minimum the following issues: (3243)~~

- ~~Whether to c~~Create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement;
- ~~Whether to r~~Reduce speed limits along Miracle Mile; ~~and,~~
- ~~Whether to e~~Encourage a mix of uses with unique shopping and cultural opportunities; ~~and,~~
- ~~Whether to e~~Encourage shopping for ~~neighborhood~~ neighboring residents; and
- ~~Whether to i~~Improve parking. ☑

Objective FLU-1.10. ~~**1-1.10: ENSURE FUTURE DEVELOPMENT CONSISTENT WITH PLAN.**~~ By the date required by Section 163.3202, F.S., as amended, the City shall make provisions which ensure that future land use and development in the City is consistent with the Comprehensive Plan.

Policy FLU-1.10.1. ~~**1-1.10.1: REVIEW AMENDMENTS TO DEVELOPMENT REGULATIONS FOR CONSISTENCY WITH PLAN.**~~ The Planning Department shall review proposals to amend the development regulations and shall report on the consistency between such proposals and the Comprehensive Plan, as required by Chapter 163, F.S., as amended.

Policy FLU-1.10.2. ~~**1-1.10.2: CONTINUE TO MAINTAIN REGULATORY FRAMEWORK CONSISTENT WITH PLAN.**~~ The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking. ☑

Objective FLU-1.11. ~~**1-1.11: RESIDENTIAL DEVELOPMENT PATTERN.**~~ Maintain a pattern of overall low density residential use with limited medium and high density residential uses in ~~selected~~ appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~ ☑

Policy FLU-1.11.1. ~~**1-1.11.1: MAINTENANCE AND ENFORCEMENT ACTIONS.**~~ Maintain and enforce effective

single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.

Objective FLU-3.3. The City shall encourage organized neighborhood groups, business and neighborhood associations to develop and adopt visioning and district plans and objectives that are consistent with and further the goals, objectives and policies of the Comprehensive Plan as stated herein.

Policy FLU-3.3.1. The Planning Department shall keep on file contact information and visioning and district plans and objectives provided by organized neighborhood groups, business and neighborhood associations, which shall be made available to the public and applicants of development proposals that adjoin single-family neighborhoods.

Policy FLU-3.3.2. As can practically be accommodated in conformance with the City's land development regulations, the City will assist neighborhood groups, business and neighborhood associations who have developed neighborhood plans in minimizing potential impacts between non-residential and residential land uses, with the intent of ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.4. When the need arises to provide a collaborative process, consensus building and/or mediation for City identified issues, development projects, etc., the City shall initiate processes to build and facilitate partnerships with institutions, private practitioners, stakeholders, property owners, neighborhoods and organizations to fulfill the City's obligation for secure community involvement. This could include use of internal City resources or outside facilitators such as the South Florida Regional Planning Council, Institute for Community Collaboration.

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
development and maintenance regulations through site plan review, code enforcement, and design review boards and committees. ☑ **Objective FLU-1.12.** ~~**1-1.12: COMMUNITY DESIGN STANDARDS.**~~ ~~**By January 2001, the**~~ The City shall ~~adopt~~ enforce the recently adopted ~~land development regulations~~ Zoning Code which maintain the high aesthetic community design standards. (3243) ☑ **Policy FLU-1.12.1.** ~~**1-1.12.1: MAINTENANCE AND ENFORCEMENT ACTIONS.**~~ Maintain and enforce effective development and maintenance regulations. **Objective FLU-1.13.** ~~**1-1.13: SCENIC VISTAS.**~~ ~~**By January 2001, the**~~ The City shall ~~adopt~~ enforce the recently adopted ~~land development regulations~~ Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan. ~~(3243)~~ ☑ ~~**Policy 1-1.13.1: MAINTENANCE AND ENFORCEMENT ACTIONS. Maintain and enforce effective development and maintenance regulations.**~~ ☑ **Objective FLU-1.14.** ~~**1-1.14: NEIGHBORHOOD CHARACTER.**~~ ~~**By January 2001, the**~~ The City shall ~~adopt~~ continue to enforce the ~~adopt land development~~ Zoning Code regulations which preserve and improve the character of neighborhoods. ~~(3243)~~ ☑ ~~**Policy 1-1.14.1: CODIFY NEIGHBORHOOD BOUNDARIES. Establish and codify boundaries for all neighborhoods by December 31, 1999. (3243)**~~ **Policy FLU-1.14.1.** ~~**1-1.14.2: NEIGHBORHOOD PRESERVATION AND IMPROVEMENT.**~~ ~~**By January 2001, the**~~ The City shall ~~adopt~~ continue to enforce the ~~land development regulations~~ Zoning Code provisions to address ~~addressing~~ the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods. ~~(3243)~~ ☑ **Objective FLU-1.15.** ~~**1-1.15: FLEXIBILITY IN COMPREHENSIVE PLANNING.**~~ The City of Coral Gables acknowledges the importance of comprehensive planning and further understands the need to evaluate and appraise the City's Comprehensive Plan on a regular basis. The City wants to ensure that the growth management program in Coral Gables best serves its citizens and its rich natural and historical resources. In order to accomplish this objective, the City shall ~~seek traditional and innovative methods to provide Coral Gables with greater flexibility in tailoring the comprehensive planning process to meet the City's needs~~ enforce the recently adopted Zoning Code. ☑ ~~**Policy 1-1.15.1: SUSTAINABLE COMMUNITIES DEMONSTRATION PROJECT. In 1996, DCA developed a sustainable communities demonstration project which would allow five (5) selected communities greater flexibility in the comprehensive planning process while developing partners within the state to assist them in this effort. The City shall apply for designation as a sustainable community each time the program is offered by DCA until either the City receives the designation or the program is no longer offered. (3243)**~~ ☑ **Objective FLU-1.16.** ~~**1-1.16: ANNEXATION STUDY.**~~ The City ~~of Coral Gables~~ acknowledges a need to prevent ~~urban sprawl and~~ disjointed urban service delivery systems for potential annexation areas. ~~**In addition, the City desires to develop a plan for managing potential annexation. Therefore, by June 1, 2000, the City of Coral Gables shall prepare an annexation study which analyzes the potential for incorporating unincorporated areas around**~~	

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies

~~Coral Gables. The study shall document issues surrounding potential development within the unincorporated urban area. (3243)~~ The City's annexation program will have the objective of improving, planning and management of unincorporated areas that are adjacent to the City boundaries. ☑
 	
Policy FLU-1.16.1. ~~**1-1.16.1:** PARAMETERS OF THE ANNEXATION STUDY.~~ The City ~~Coral Gables~~ will continue to work closely with Miami-Dade County on all annexation issues and opportunities for various properties/geographic areas. This includes the review and evaluation of the following: ~~study shall: (3243)~~
• ~~Review and evaluate Dade County land development forecasts and supportive documentation associated with development within the unincorporated urban area. The analysis should consider at a minimum:~~
• ~~Population and housing projects.~~
• Existing projects and applicable future projects or developments.
• Continuation of previous granted development review parameters and conditions.
• Compatibility and architectural similarities.
  • Ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to:
  • Police, emergency and fire services.
  • Traffic circulation linkages and issues of mutual City/County concern.
  • Water and wastewater service systems, including intergovernmental coordination issues.
  • Waste collection.
  • Utilities.
• Franchise and utility fee dispersion.
• Drainage and natural water basins.
• Natural features restricting development.
• ~~Investigate the City's ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to emergency services.~~
• ~~Evaluate the unincorporated areas for compliance with the City's~~ Building Code and Code of Ordinances, with specific emphasis on Code compliance and potential differences in the rules between the local governments.
• ~~Analyze infrastructure issues, including improvement needs based on development forecasts.~~
• ~~Recommend a strategy for improving, planning and management of development within unincorporated areas including annexation alternatives. The recommendations shall include but not be limited to:~~
• ~~Procedures for intergovernmental coordination of land use policy governing development within these unincorporated areas; and~~
• ~~Policies and or actions for developing efficient systems for: 1) delivering municipal services; and 2) achieving diversification of the municipal tax base.~~
• ~~Identify linkages established by employment and/or consumer goods markets which may effectively link residents of unincorporated areas with the City of Coral Gables.~~
 	
Objective FLU-1.17. ~~**1-1.17: SCHOOL SITING.**~~ The City ~~of Coral Gables~~ acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools ~~(Ord. 3437)~~.
 	
~~**Policy 1-1.17.1:** LAND USE. Identify and designate existing school sites as "Educational Use" on the City's Future Land Use Map (Ord. 3437).~~
 	
~~**Policy 1-1.17.2:** VACANT LAND. Maintain a Vacant Land Map to assist in identifying undeveloped parcels of~~	

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~~property citywide (Ord. 3437).~~ ☑ ~~Policy 1-1.17.3: SCHOOL CAPACITY. Coordinate with County School Board and maintain data identifying public school facilities, capacity, and utilization (Ord. 3437).~~ ☑ **Policy FLU-1.17.1. ~~1-1.17.4 STUDENT POPULATION.~~** Maintain City population data on the City website to assist the projection of future population growth and community characteristics (~~Ord. 3437~~). ☑ **Objective FLU-1.18. ~~1-1.18. ADDITIONAL SITE SPECIFIC POLICIES.~~** As the result of unique site specific conditions affecting the general realization of the goals, objectives and policies of this plan, the following parcels are to be further regulated in accord with the following Future Land Use Map Interpretive Policies: ~~**Goal 1-2 FUTURE LAND USE MAP.** The Future Land Use Map depicts the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies. The following Future Land Use Classifications and associated definitions are used for the Future Land Use and Historic Resources Map series.~~ ~~**Objective 1-2.1. R -- RESIDENTIAL USE (SINGLE-FAMILY)**~~ ~~**Policy 1-2.1.1 RL -- RESIDENTIAL LOW DENSITY:** Single-family residential; detached homes with density not to exceed 6 units per gross acre.~~ ~~**Policy 1-2.1.2 RH -- RESIDENTIAL HIGH DENSITY:** Single-family residential with density not to exceed nine (9) units per gross acre. Although intended primarily for detached single-family homes, it does not preclude special types of residences such as townhouses, patio homes, cluster homes or zero-lot-line homes, as long as the density restrictions are met.~~ ~~**Objective 1-2.2 RM -- RESIDENTIAL USE (MULTI-FAMILY)**~~ ~~**Policy 1-2.2.1 RMD -- RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY:** Duplex dwellings with a density of up to nine (9) units per gross acre.~~ ~~**Policy 1-2.2.2 RML -- RESIDENTIAL MULTI-FAMILY LOW DENSITY:** Multi-family residential, with a density not to exceed twenty (20) units per gross acres, with architectural incentives, twenty-five (25) units per gross acre are allowed. Maximum permitted height is four stories; with architectural incentives, six (6) stories are allowed. **(3333)**~~ ~~**Policy 1-2.2.3 RMM -- RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY:** Multi-family residential with a density not to exceed forty (40) units per gross acres, with architectural incentives fifty (50) units per gross acre are allowed. Maximum permitted height is six (6) stories; with architectural incentives, eight (8) stories are allowed. **(3333)**~~ ~~**Policy 1-2.2.4 RMH -- RESIDENTIAL MULTI-FAMILY HIGH DENSITY:** Multi-family residential with a density not to exceed sixty (60) units per gross acres, with architectural incentives seventy-five (75) units per gross acre are allowed. Maximum permitted height is thirteen (13) stories; with architectural incentives, sixteen (16) stories are allowed. **(3333)**~~	

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~**Objective 1-2.3. C -- COMMERCIAL USE**~~ ~~**Policy 1-2.3.1. CL -- COMMERCIAL LOW-RISE INTENSITY:** Residential; Retail; Services; Office. This category is oriented to pedestrian and neighborhood commercial uses. Mixed uses allowed. Maximum F.A.R. of 3.0; with architectural incentives F.A.R. of 3.5 is permitted. Up to an additional twenty-five (25%) F.A.R. may be granted for properties qualifying as receiving sites for Transfer Development Rights (TDR). Maximum permitted height is four (4) stories; with architectural incentives, six (6) stories are allowed. Residential use shall be permitted as part of a mixed-use development with a maximum density of twenty (20) units per gross acre, twenty-five (25) units per gross acre with architectural incentives, and provided that the residential portion of the development does not constitute more than fifty (50%) of the mixed-use project. In Mixed-Use District No. 1, residential density shall be governed by the maximum allowable F.A.R. and may constitute up to seventy-five (75%) of any development. (3333 & 3391)~~ ~~**Policy 1-2.3.2. CM -- COMMERCIAL MID-RISE INTENSITY:** Same uses as Low Intensity. Maximum F.A.R. of 3.0; with architectural incentives F.A.R. of 3.5 is permitted. Up to an additional twenty-five (25%) F.A.R. may be granted for properties qualifying as receiving sites for Transfer Development Rights (TDR). Maximum permitted height is six (6) stories; with architectural incentives, eight (8) stores are allowed. Residential use shall be permitted as part of a mixed-use development with a maximum density of forty (40) units per gross acre, fifty (50) units per gross acre with architectural incentives, and provided that the residential portion of the development does not constitute more than fifty (50%) of the mixed-use project. In Mixed-Use District No. 1, residential density shall be governed by the maximum allowable F.A.R. and may constitute up to seventy-five (75%) of any development. (3333 & 3391)~~ ~~**Policy 1-2.3.3. CH -- COMMERCIAL HIGH-RISE INTENSITY:** Same uses as Mid-Rise Intensity with a maximum F.A.R. of 3.0; with architectural incentives F.A.R. of 3.5 is permitted. Up to an additional twenty-five (25%) F.A.R. may be granted for properties qualifying as receiving sites for Transfer Development Rights (TDR). Maximum permitted height is thirteen (13) stories; with architectural incentives, sixteen (16) stories allowed. Residential use shall be permitted as part of a mixed-use development with a maximum density of sixty (60) units per acre, seventy-five (75) units per gross acre with architectural incentives, and provided that the residential portion of the development does not constitute more than fifty (50%) of the mixed-use project. In Mixed-Use District No. 1, residential density shall be governed by the maximum allowable F.A.R. and may constitute up to seventy-five (75%) of any development. (3333 & 3391)~~ ~~**Objective 1-2.4 I -- INDUSTRIAL USE:** All uses allowed in Commercial Land Use categories. Automobile uses, wholesale uses, light industry and manufacturing allowed. Maximum FAR of 3.0; with architectural incentives FAR of 3.5 is permitted. Maximum permitted height is six stories; with architectural incentives eight stories are allowed. Residential uses shall be permitted as part of mixed-use development with a maximum density of forty (40) units per gross acre and provided that the residential portion of the development does not constitute more than fifty (50%) of the mixed-use project. (3333)~~ ~~**Policy 1-2.4.1 – INDUSTRIAL USE (Industrial Section)**: The area depicted on map below, shall be subject to the following:~~ ~~• All uses permitted in Commercial and Industrial (M) Land Use categories shall be permitted.~~ ~~• Maximum FAR of 3.0; with architectural incentives and public realm improvements FAR of 3.5 may be permitted.~~ ~~• Maximum permitted height is six stories; with architectural incentives and public realm improvements eight stories may be permitted.~~	

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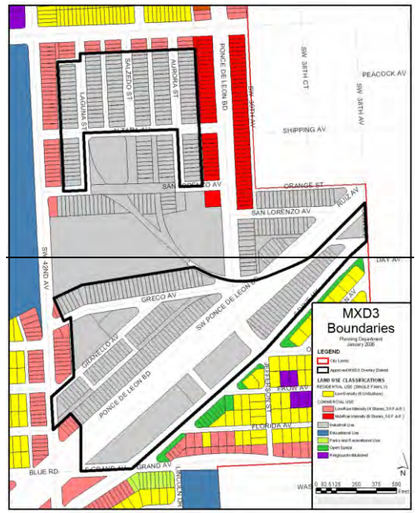
~~• Properties may develop at higher intensities/densities pursuant to the Mixed Use Overlay District 3 (MXD3) as provided in Policy 1-2.17.~~ ~~• Residential Uses shall only be permitted pursuant to the Mixed Use Overlay District 3 (MXD3) as provided in Policy 1-2.17." (2004-03 & 2006-15)~~  ~~**Objective 1-2.5. U -- UNIVERSITY USE:** This category shall include buildings and land use area used for learning research, and living as part of a university campus. It may also include limited commercial activities oriented to university housing. Maximum F.A.R. of .5 for the entire campus as a planned development site.~~ ~~**Objective 1-2.6. E -- EDUCATION USE:** Primary and secondary schools both public and private. Maximum F.A.R. of 2.0.~~ ~~**Objective 1-2.7. PR -- PARKS AND RECREATIONAL USE:** Public/private land areas and buildings for recreation, both active and passive, including sports, golf, tennis and similar activities. Maximum F.A.R. of 2.0.~~ ~~**Objective 1-2.8. OS -- OPEN SPACE:** Open space land areas including, but not limited to right-of-way plazas and entranceways. Maximum F.A.R. of 0.~~ ~~**Objective 1-2.9. PB -- PUBLIC BUILDINGS & GROUNDS:** Buildings and adjacent land areas used for Local, State or Federal government purposes and for public and semi-public services, including utilities. Maximum F.A.R. of 2.0.~~ ~~**Objective 1-2.10. H -- HOSPITAL USE:** Buildings and land areas used for medical and health related services. Maximum F.A.R. of 2.0.~~	

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~~**Objective 1-2.11 RI -- RELIGIOUS / INSTITUTIONAL USES:** Churches, temples, houses of worship, fraternal organizations and related accessory uses such as educational and child care services. Maximum F.A.R. of 2.0.~~ ~~**Objective 1-2.12 C -- CONSERVATION AREAS:** Environmentally sensitive areas such as marshes, swamps, mangroves, and natural wildlife habitats. Conservation areas shall have an F.A.R. of 0, except for designated areas specified for limited support facility development. Designated limited development areas shall be restricted to passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.~~ ~~**Objective 1-2.13 HP -- HISTORIC PROPERTIES:** Buildings, sites, and districts determined to be historically, architecturally or archaeologically significant by National Register listing or local landmark designation. Historic Properties Land Use Classification is an overlay classification which modifies the underlying land use classification. The location of such HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined suitable by the City.~~ ~~**Objective 1-2.14 PT -- PUBLIC TRANSPORTATION:** Streets, alleys, and other such lands and Rights-of-Way which serve as essential network corridors for the conveyance of goods and services throughout the City and beyond. Use is restricted to functional transportation systems, including roads, sidewalks, utilities, signage, plazas, entrances, landscaping, and related purposes. As such land uses do not, in themselves, generate demands for services, but rather serve the transportation and communication demands of other land uses. There is no intensity or density unit of measure to be applied in their land use classification. This classification is not shown on the Future Land Use Map series, but is understood to include all lands within the Right-of-Way Property Boundary of the collective public rights-of-way in the city to whomever titled. In the future, additional designations of PT use areas both public and private, may be made as necessary for the proper provision of the transportation system of the community. Special public buildings and facilities which serve transportation needs as well as other needs are to be classified as PB - Public Buildings & Grounds. When alleys, streets, easements or other rights-of-way are vacated, or through other proscribed means converted from a public transportation corridor, such conversion will be considered a technical adjustment to the Comprehensive Plan Future Land Use Map and is not to be considered a land use amendment. It shall not require the procedures set forth for amendment of the Comprehensive Plan or Future Land Use Map Series and shall not require a Land Use Public Hearing. Vacation of such PT land shall cause the land use classification of the underlying property to be administratively adjusted to such land use classifications as are adjacent, and to the extent determined by the City Commission at the time of such action.~~ ~~**Objective 1-2.15 FAMILY DAY CARE HOMES** are permitted in residential land use areas in accord with housing goals, objectives and policies addressed in the Housing chapter and the City Zoning Code.~~ ~~**Objective 1-2.16 MIXED USES** are permitted to varying degrees in Residential Multi-family High Density (RMH), Residential Multi-family Medium Density (RMM), Residential Multifamily Low Density (RML), Commercial Low Intensity (CL), Commercial Medium Intensity (CM), Commercial High Intensity (CH) and Industrial (I) land use categories, including the Northern Industrial Section referenced in Policy 1-2.4.1. See policies and various development codes for implementation". **(2004-03)**~~ ~~**Objective 1-2.17 MIXED USE OVERLAY DISTRICT 3 (MXD3):** The general intent of the MXD3 is to include a number of places to go and things to do within walking distance, including an assortment of uses including the following:~~ ~~• Residential;~~ ~~• Retail/Commercial;~~	

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~~• Office;~~
~~• Industrial; and~~
~~• Public Open Spaces.~~

~~Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian environment.~~

~~Utilization of a variety of architectural attributes and street level pedestrian amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional pedestrian areas.~~

~~Properties assigned the MXD3 overlay, have the option of developing their property in accordance with the underlying land use.~~

~~No single use may comprise of more than eighty-five (85%) of the MXD3 floor area ratio.~~

~~Land development regulations shall determine the MXD3 location and area; residential densities up to one-hundred twenty-five (125) units per acre; height up to a maximum of one-hundred twenty-five (125) feet, which includes up to a maximum of one-hundred (100) feet of habitable space and up to twenty-five (25) feet for rooftop architectural elements; floor area ratio up to 3.5 maximum; providing specific design criteria; and public realm improvements to promote street level pedestrian activity including, but not limited to public open space, landscaping, street lighting, right-of-way and streetscape improvements; pedestrian, transit, and bicycle access; and other regulations deemed necessary.~~

~~Mix of Uses~~
~~The proportionate mix of uses of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.~~

~~Type of Use~~	~~Minimum % of FAR~~	~~Maximum % of FAR~~
~~Residential~~	~~0%~~	~~85%~~
~~Retail/Commercial~~	~~8%~~	~~40%~~
~~Office~~	~~0%~~	~~85%~~
~~Industrial~~	~~0%~~	~~5%~~

~~A MXD3 may be permitted in Commercial Low Intensity (CL), Commercial Medium Intensity (CM), Commercial High Intensity (CH) and Industrial (I) land use categories. **(2004-03)**~~

~~**Goal 1-3. FUTURE LAND USE MAP INTERPRETIVE NOTES:** The specific instructions, interpretive notes are to be given greater weight in the determination of the meaning and application of the Future Land Use Map representations.~~

~~**Objective 1-3.1. APPLYING LAND USE CLASSIFICATIONS.** Classifications of land use are to cover the parcels of land within their boundaries, unless otherwise specified. Public street and alley rights-of-way are classified as Public Transportation unless otherwise designated. Easements carry the land use classification of the parent~~

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~~tract unless otherwise specified.~~ ~~**Objective 1-3.2. DIMENSIONS OF LAND USE CLASSIFICATIONS.** The land use classes are depicted on the Future Land Use Map in two dimensions, however this represents the three dimensional space above and below the ground. Although no occurrences exist in the city, this plan anticipates and holds available the use of three dimensional space descriptions for those land uses which require a more complex ownership, pattern of use and regulation than is common at this time. Examples of such types of uses may include air-rights properties and mixed use projects which utilize three dimensional above ground, subsurface, or sub-aquatic designs with complex public and private ownerships.~~ **Objective 1-3.3. ADDITIONAL SITE SPECIFIC POLICIES.** As the result of unique site specific conditions affecting the general realization of the goals, objectives and policies of this plan, the following parcels are to be further regulated in accord with the following Future Land Use Map Interpretive Policies: ~~**Policy 1-3.3.1. THE NORTH 1/2 OF BLOCK 93 & 94 OF RIVIERA SECTION 2 SUBDIVISION** shall be required to submit a Development Review Site Plan for development and maintenance, to be reviewed, adjusted, and approved if appropriate. No building permit, of any degree, may be issued until such design and maintenance proposal is approved by the City and agreed to by the applicant. Of particular concern on these sites are the desire to ensure that effective measures are taken to protect the adjacent residential neighborhood from the noise, lights, trash, vehicular access and other detrimental conditions associated with commercial uses. Special consideration shall be given to the addition of traffic to the local streets serving the neighborhood and any increased risk of crime as a result of unoccupied commercial facilities after hours.~~ ~~**Policy 1-3.3.2. THE AREA BOUNDED BY SOUTHWEST EIGHTH STREET ON THE NORTH, DOUGLAS ROAD ON THE EAST, LEJEUNE ROAD ON THE WEST, AND MADEIRA AVENUE ON THE SOUTH**. The area bounded by Southwest Eighth Street on the North, Douglas Road on the East, LeJeune Road on the West, and Madeira Avenue on the South is designated a special study area for further review in order to consider the appropriateness of designating certain parcels for RMH.~~ **Policy FLU-1.18.1.** ~~**1-3.3.3. BLOCKS 3, 4, AND A PORTION OF BLOCK 5 OF THE SURNRISE HARBOUR SUBDIVISION.**~~ Blocks 3, 4 and a portion of block 5 of the Sunrise Harbour Subdivision is the subject of court ordered action and is therefore designated "ENJOINED LAND" and shall bear a land use classification of COMMERCIAL and APARTMENT as was in effect as of the date in the court order. The designation of such high density use is made solely on the basis of the City Attorney's opinion and the prior court ruling. It does not recommend or serve as an endorsement of any proposed development or reflect the city's application of community planning principals. ~~**Objective 1-3.4. HISTORIC PROPERTIES LAND USE CLASSIFICATION.** Historic Properties Land Use Classification is an overlay classification which modifies the underlying land use classification. The location of such HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map Series as determined suitable by the City.~~ **Goal FLU-2.** ~~**1-4 PLANNING TIMEFRAMES.**~~ Pursuant to Rule 9J-5.005(4), F.S., as amended, the City ~~of Coral Gables~~ hereby adopts the following planning periods: from ~~1997 to 2005; and 2006 to 2010~~ 2007 to 2014; and 2015 to 2020. ☑ **Objective FLU-2.1.** The City shall develop, maintain, and implement land development regulations that serve to	

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

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regulate the form, function, and interplay of land use, development, and associated activities, further the City's comprehensive plan, and are consistent and compatible with County, State, and Federal plans and regulations. **Goal FLU-3.** The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process. **Objective FLU-3.1.** The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process. **Policy FLU-3.1.1.** The Planning Department shall when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access. **Objective FLU-3.2.** The Planning Department during its review of changes in land use and changes in zoning of properties adjoining single family neighborhoods shall continue its current efforts as provided for in the City's Zoning Code to notify residents, property owners, neighborhood associations, organized neighborhood groups and interested parties of upcoming applications and the opportunity to provide input. **Policy FLU-3.2.1.** Entities requesting changes in land use and zoning for property that adjoins a single-family residential district or neighborhood shall provide ample opportunities for input into the land use process which may include one or more of the following: additional public notice via regular mail, electronic mail, establishment of website, etc; completion of neighborhood meetings; establishment of point of contact. **Policy FLU-3.2.2.** The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration. **Objective FLU-3.3.** The City shall encourage organized neighborhood groups, business and neighborhood associations to develop and adopt visioning and district plans and objectives that are consistent with and further the goals, objectives and policies of the Comprehensive Plan as stated herein. **Policy FLU-3.3.1.** The Planning Department shall keep on file contact information and visioning and district plans and objectives provided by organized neighborhood groups, business and neighborhood associations, which shall be made available to the public and applicants of development proposals that adjoin single family neighborhoods. **Policy FLU-3.3.2.** As can practically be accommodated in conformance with the City's land development regulations, the City will assist neighborhood groups, business and neighborhood associations who have developed neighborhood plans in minimizing potential impacts between non-residential and residential land uses, with the intent of ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	

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Summary of Element

This element is new to the City of Coral Gable Comprehensive Plan and is not an element required by Statutes. This entire element is new language. The purpose of this element is to provide design principles that preserve and promote the City's historic Mediterranean character of architecture. The element provides for the support of the City's design review guidelines, standards and incentives process via the City's Zoning Code. It also includes policies to support development in a uniform architectural style for historic preservation and to preserve and maintain the high quality of the built environment of the City for future generations. The element also addresses the aesthetic quality of the built environment.

Design

DES

Vision: Provide quality design principles that serve to encourage and advance creativity in design, while preserving and promoting the City's historic mediterranean character.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
This is a new element of the City Comprehensive Plan not required by the State; therefore this entire element is new language.	**Goal DES-1.** Maintain the City as a livable city, attractive in its setting and dynamic in its urban character. **Objective DES-1.1.** Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces. **Policy DES-1.1.1.** Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City. **Policy DES-1.1.2.** Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces. **Policy DES-1.1.3.** Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character. **Policy DES-1.1.4.** Promote awards programs and other forms of public recognition for designs that contribute positively to the community. **Policy DES-1.1.5.** Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures. **Policy DES-1.1.6.** Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses. **Policy DES-1.1.7.** Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance. **Objective DES-1.2.** Preserve the Coral Gables Mediterranean design and architecture. **Policy DES-1.2.1.** Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces. **Policy DES-1.2.2.** Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture. **Policy DES-1.2.3.** Provide for design guidelines, standards, incentives, development bonuses, and review processes via the City's Zoning Code that promote the design of buildings and spaces consistent with the City's historic Mediterranean appearance. **Policy DES-1.2.4.** Preserve and protect the City's existing Mediterranean-inspired landmarks and facilities through historic preservation, capital improvements, and other available means. **Objective DES-1.3.** Encourage high quality signage that is attractive, appropriately located and scaled, and

☑ Amendment (addition/deletion) pursuant to the EAR

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
	balances visibility with aesthetic needs. **Policy DES-1.3.1.** Provide for thorough sign guidelines, standards, and review processes via the City's Zoning Code that ensure quality signage. **Policy DES-1.3.2.** Discourage the proliferation of temporary signage, such as advertising and political signs, in inappropriate areas of the City, and establish a program for the prompt removal of illegal signage from public spaces and rights-of-way. **Objective DES-1.4.** Coordinate with extra-jurisdictional entities to encourage design that is compatible with the character of surrounding communities in the City. **Policy DES-1.4.1.** Coordinate with adjacent local governments to ensure that the design of buildings and spaces located in other jurisdictions, but near the City of Coral Gables, is compatible with the character of surrounding communities within the City. **Policy DES-1.4.2.** Coordinate with governmental agencies to ensure that the design of public projects in or near the City of Coral Gables, including roadways, transit stops/stations, school facilities, and other facilities and infrastructure, is compatible with the character of surrounding communities within the City.

Summary of Element

This element was formerly known as the *Public Facilities Element* and now includes the changes recommended in the 2006 EAR as well as additional policies related to water supply planning. This element includes Goals, Objectives and Policies related to the delivery of public services for sanitary sewer, solid waste, drainage, and water. The element also addresses natural ground water aquifer recharge. The changes to the element are summarized as follows:

Sanitary Sewer. Policies were revised indicating that the City will continue to monitor where septic systems exist; the City will provide sewer lines to all non single family and multi family areas as financially feasible. There are no changes to the adopted level of service standard for sanitary sewer.

Solid Waste. Language was updated as it relates to coordinating with Miami-Dade County DERM on maintaining a list of hazardous material use and storage in the City. No changes to the adopted level of service for solid waste were proposed.

Drainage. Several policies were deleted as recommended in the 2006 EAR due to more appropriate placement in the Zoning Code. In addition some policies have already been achieved and are no longer relevant. The adopted level of service standard was revised to modernize the language and to update the on-site retention requirements.

Water. Several policies were deleted as recommended in the 2006 EAR due to more appropriate placement in the Zoning Code. In addition some policies have already been achieved and are no longer relevant. The adopted level of service standard was revised to address new growth management requirements for future water supply planning and to adjust the gallons per capita per day to a level that is in line with the County standards and closer to the actual usage rate within the City. New Objectives and Policies were added to address water supply planning requirements.

Community Facilities

Vision: Provide high quality public facilities and community services.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~GOAL 4-0: DELIVERY OF PUBLIC FACILITIES. Ensure the provision of high quality, healthful, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer recharge to City residents and visitors.~~ Goal COM-1. The City shall meet the existing and future public facilities needs of the City's residents and businesses through the provision of safe and efficient public facilities and services. The City constructs, maintains, and operates public facilities and services in an environmentally sensitive manner that is coordinated with the needs and efforts of other jurisdictions, and is compatible with the City's Future Land Use map. Objective COM-1.1. Maintain and enhance public facilities and delivery of services for both existing and future residents. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading of facilities and services necessary to maintain locally adopted Level of Service (LOS) standards. Policy COM-1.1.1. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading of facilities and services necessary to maintain locally adopted LOS standards. Sanitary Sewer. Goal COM-2. ~~PROVISION OF SANITARY SEWER. Provide a level of sanitary sewer treatment that meets the established water quality based effluent limitations established by the Florida Department of Environmental Protection and the calculated level of service for the system. (3243)~~ The City will protect the health and safety of the public by ensuring sanitary sewer treatment that meets established quality, is environmentally sound, cost effective and meets the City's present and future needs. ☑ Objective COM-2.1. ~~USE OF SEPTIC TANKS.~~ Ensure effective septic tank utilization for single family and duplex land uses where they remain safe, efficient, and environmentally sound and the least costly long term method of disposal of sanitary waste. All other areas are to be efficiently and effectively serviced by sanitary sewer systems ~~within ten (10) years of the date of adoption of this plan~~ as financially feasible. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~ ☑ Policy COM-2.1.1. ~~CONDITIONS GOVERNING SEPTIC TANK USAGE ON VACANT LOTS.~~ Vacant single family residential lots can be developed and septic tanks installed provided certain conditions are met. These conditions are: • Sewage loadings of gallons per day per square foot do not exceed those recommended by the septic tank code, for the size drainfield or absorption area that is available. • Mounded soil absorption fields shall not be permitted. • Connection to sanitary sewer shall be required upon availability of such service. • A permit for such construction is issued and the work is approved. • The lot is not located in a seasonally high water table which will impair proper functioning. • The lot is not located in a wellfield protection area or where private wells are in use. • Where connection to a public sewer line is not feasible. ☑ Policy COM-2.1.2. ~~PRIORITIZATION OF CONVERSION TO SANITARY SEWER SERVICE.~~ Land uses, other than Residential Single-Family ~~RL and RH or Residential Multi-Family RMD (Duplex)~~ and Multi-Family categories that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible. ~~(3243)~~ ☑	Goal COM-1. The City shall meet the existing and future public facilities needs of the City's residents and businesses through the provision of safe and efficient public facilities and services. The City constructs, maintains, and operates public facilities and services in an environmentally sensitive manner that is coordinated with the needs and efforts of other jurisdictions, and is compatible with the City's Future Land Use map. Objective COM-1.1. Maintain and enhance public facilities and delivery of services for both existing and future residents. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading of facilities and services necessary to maintain locally adopted Level of Service (LOS) standards. Policy COM-1.1.1. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading of facilities and services necessary to maintain locally adopted LOS standards. Sanitary Sewer. Goal COM-2. The City will protect the health and safety of the public by ensuring sanitary sewer treatment that meets established quality, is environmentally sound, cost effective and meets the City's present and future needs. ☑ Objective COM-2.1. Ensure effective septic tank utilization for single-family and duplex land uses where they remain safe, efficient, and environmentally sound and the least costly long term method of disposal of sanitary waste. All other areas are to be efficiently and effectively serviced by sanitary sewer systems as financially feasible. This objective shall be achieved through the implementation of the following policies. ☑ Policy COM-2.1.1. Vacant single-family residential lots can be developed and septic tanks installed provided certain conditions are met. These conditions are: • Sewage loadings of gallons per day per square foot do not exceed those recommended by the septic tank code, for the size drainfield or absorption area that is available. • Mounded soil absorption fields shall not be permitted. • Connection to sanitary sewer shall be required upon availability of such service. • A permit for such construction is issued and the work is approved. • The lot is not located in a seasonally high water table which will impair proper functioning. • The lot is not located in a wellfield protection area or where private wells are in use. • Where connection to a public sewer line is not feasible. ☑ Policy COM-2.1.2. Land uses, other than Residential Single-Family and Multi-Family categories that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible. ☑ Policy COM-2.1.3. New developments shall be required to connect to the sanitary sewer system in accord with City rules and procedures, which shall not be less restrictive than the Miami-Dade County Code. The Miami-Dade County regional wastewater treatment and disposal system shall operate with a design capacity of two (2%) percent above average daily flow for the preceding year. Policy COM-2.1.4. Existing sanitary sewer systems within the jurisdiction of the City shall be operated at LOS not less restrictive than that provided for in the Miami-Dade County Code, Chapter 24, Environmental Protection, as amended. All sanitary sewer systems within the jurisdiction of the City shall be operated to provide the following minimum LOS: • 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.

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Policy COM-2.1.3. ~~SANITARY SEWER REQUIREMENTS FOR NEW DEVELOPMENTS.~~ New developments shall be required to connect to the sanitary sewer system in accord with City ~~administrative~~ rules and procedures, which shall not be less restrictive than the Miami- Dade County Code. The Miami~~Metro~~-Dade County regional wastewater treatment and disposal system shall operate with a design capacity of two (2%) percent above average daily flow for the preceding year. ~~(3243)~~

Policy COM-2.1.4. ~~SANITARY SEWER LOS.~~ Existing sanitary sewer systems within the jurisdiction of the City shall be operated at ~~levels of service~~ LOS not less restrictive than that provided for in the ~~Code of Metro~~ Miami-Dade County Code, Chapter 24, Environmental Protection, as amended. All sanitary sewer systems within the jurisdiction of the City shall be operated to provide ~~at least~~ the following minimum ~~Levels of Service (LOS)~~: ~~as herein described: (3243)~~

- 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.

Policy COM-2.1.5. ~~MAINTENANCE OF SEPTIC TANKS REQUIRED.~~ The City shall require the proper maintenance of septic tanks by the property owner to prevent pollution of groundwater.

Policy COM-2.1.6. ~~REQUIRED CITY SEPTIC TANK RECORDS.~~ The City shall continue to maintain a directory of tanks in use through the development permitting process, a record of tank inspections as may be conducted by others, and to include the following when service permits ready collection and reporting of such information: liquid depth; thickness of sludge; conditions of tank; conditions of drainfield; and, indications of the presence of hazardous materials. ☑

Policy COM-2.1.7. ~~MONITORING SEPTIC TANK CONSTRUCTION.~~ The City ~~may consider the monitoring of~~ will continue to monitor septic tank construction, operation, and maintenance, including:

- Approximate number of fixture units connected.
- Tank size.
- Date of original installation, dates of repairs and emptyings
- Tank location on site.
- Connection of garbage grinder, dishwasher or washing machine
- Drainfield size.
- Drainfield location on site.
- Presence of hazardous materials. ☑

Policy COM-2.1.8. ~~ANNUAL REPORTS REQUIRED OF PRIVATE SEWER SYSTEMS.~~ Private sanitary sewer collection and pumping systems shall ~~make~~ provide annual reports to the City regarding their estimated loads and overall conditions of their pumping stations and transmission systems. Reports should be prepared and certified by a Florida registered engineer. In addition, all private surveyors of sanitary sewer systems connected to the City should be required to provide the City with a copy of their current DERM operating permit on an annual basis, no later than February 1st of each year. ☑

~~POLICY 4-1.1.9: PERMITS REQUIRED FOR PRIVATE SYSTEM MODIFICATIONS. The City shall require that properties on private sewer systems obtain permits whenever modifications are made which could affect the quantity, quality or peak to average loading ratio of their sewage.~~ ☑

Policy COM-2.1.9. ~~REVIEW IMPACT OF WATER USE AND SANITARY SEWER FACILITIES.~~ The City shall

- All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow.

Policy COM-2.1.5. The City shall require the proper maintenance of septic tanks by the property owner to prevent pollution of groundwater.

Policy COM-2.1.6. The City shall continue to maintain a directory of tanks in use through the development permitting process, a record of tank inspections as may be conducted by others, and to include the following when service permits ready collection and reporting of such information: liquid depth; thickness of sludge; conditions of tank; conditions of drainfield; and, indications of the presence of hazardous materials. ☑

Policy COM-2.1.7. The City will continue to monitor septic tank construction, operation, and maintenance, including:

- Approximate number of fixture units connected.
- Tank size.
- Date of original installation, dates of repairs and emptying.
- Tank location on site.
- Connection of garbage grinder, dishwasher or washing machine.
- Drainfield size.
- Drainfield location on site.
- Presence of hazardous materials. ☑

Policy COM-2.1.8. Private sanitary sewer collection and pumping systems shall provide annual reports to the City regarding their estimated loads and overall conditions of their pumping stations and transmission systems. Reports should be prepared and certified by a Florida registered engineer. In addition, all private surveyors of sanitary sewer systems connected to the City should be required to provide the City with a copy of their current DERM operating permit on an annual basis, no later than February 1st of each year. ☑

Policy COM-2.1.9. The City shall continue to review the impact of water use via meter readings from private system's potable water supplies and evaluate the individual system's impact on the City's sanitary sewerage facilities.

Policy COM-2.1.10. The conditions of gravity sanitary sewers, pump stations, and force main systems shall continue to be investigated. The following parameters should be reported:

- Capacities, compared to loading demands.
- Infiltration and inflow.
- Physical conditions, the need for repairs, and replacement.
- Operating pressures.
- Age, remaining service life support critical analysis of the systems condition and future needs.
- Reliability in emergency situations.

Policy COM-2.1.11. The City shall ensure that sanitary sewer facilities are provided to meet projected future demands as they are realized, at the required LOS. Facilities to meet new demands shall be provided for by those creating that demand and funded through the sanitary sewer impact fee. Such provision of facilities shall be by construction, payment of impact fees, or taxes, which shall lead to construction, or by binding agreement for construction assuring that required facilities are available to meet the concurrency requirements of this plan. Future demand estimates should be used to aid in the sizing and scheduling of such facilities, however,

continue to review the impact of water use via meter readings from private system's potable water supplies and evaluate the individual system's impact on the City's sanitary sewerage facilities.

Policy COM-2.1.10. ~~CONTINUING INVESTIGATION OF THE CONDITIONS OF SEWER SYSTEM COMPONENTS.~~ The conditions of gravity sanitary sewers, pump stations, and force main systems shall continue to be investigated. The following parameters should be reported: ~~on:~~

- Capacities, compared to loading demands.
- Infiltration and inflow.
- Physical conditions, the need for repairs, and replacement.
- Operating pressures.
- Age, remaining service life support critical analysis of the systems condition and future needs.
- Reliability in emergency situations

Policy COM-2.1.11. ~~MAINTAINING SEWER SYSTEM LOS STANDARDS AND PROVIDE REQUISITE FACILITIES.~~ The City shall ensure that sanitary sewer facilities are provided to meet projected future demands as they are realized, at the required LOS. Facilities to meet new demands shall be provided for by those creating that demand and funded through the sanitary sewer impact fee. Such provision of facilities shall be by construction, payment of impact fees, or taxes, which shall lead to construction, or by binding agreement for construction assuring that required facilities are available to meet the concurrency requirements of this plan. Future demand estimates should be used to aide in the sizing and scheduling of such facilities, however, construction of facilities need only occur where actual demand is realized, and when such facilities will provide for operation at no less than the LOS standard applicable. The City shall coordinate with ~~Metro~~ Miami-Dade Water and Sewer Authority to monitor and exchange information and management practices to insure LOS standards are being maintained. ☑

Policy COM-2.1.12. ~~STANDARD FOR NEW LIFT STATIONS. After plan adoption, all~~ All new lift stations within the City ~~of Coral Gables~~ shall be required to have a limit of ten (10) hours per pump. ~~(3243)~~

Policy COM-2.1.13. ~~MONITORING SEWER SYSTEM OPERATIONS.~~ The City shall monitor the general operation of its sanitary sewer services to assure that no less than the minimum acceptable LOS ~~Level of Service~~ standards are being provided. Such a monitoring program shall provide recommendations for needed capital improvement commitments in the Capital Improvements Budget and the City's existing Concurrency Management Program.

Policy COM-2.1.14. ~~WATER CONSERVATION.~~ Water conservation practices utilized in support of the policies in the ~~Conservation~~ Natural Resources Element shall be employed including maintenance and operation to minimize groundwater and surface water infiltration. Inform the public as to effective use of restricted sanitary sewer plumbing fixtures, and participation in ~~Metro~~ Miami-Dade programs to improve water conservation.

Solid Waste.

Goal COM-3. ~~SOLID WASTE COLLECTION AND DISPOSAL. Provide solid waste collection on a regular basis in order to maintain the appearance of the City and protect the Public Health. (3243~~ Provide efficient solid waste collection in order to protect the health, safety and environmental resources of the community and to maintain the appearance of the City. ☑

Objective COM-3.1. ~~MAINTAINING SOLID WASTE COLLECTION OPERATIONS.~~ Maintain solid waste collection operations in a safe, effective, environmentally sound and efficient manner, in balance with local and regional construction of facilities need only occur where actual demand is realized, and when such facilities will provide for operation at no less than the LOS standard applicable. The City shall coordinate with Miami-Dade Water and Sewer Authority to monitor and exchange information and management practices to insure LOS standards are being maintained. ☑

Policy COM-2.1.12. All new lift stations within the City shall be required to have a limit of ten (10) hours per pump.

Policy COM-2.1.13. The City shall monitor the general operation of its sanitary sewer services to assure that no less than the minimum acceptable LOS standards are being provided. Such a monitoring program shall provide recommendations for needed capital improvement commitments in the Capital Improvements Budget and the City's existing Concurrency Management Program.

Policy COM-2.1.14. Water conservation practices utilized in support of the policies in the Natural Resources Element shall be employed including maintenance and operation to minimize groundwater and surface water infiltration. Inform the public as to effective use of restricted sanitary sewer plumbing fixtures, and participation in Miami-Dade programs to improve water conservation.

Solid Waste.

Goal COM-3. Provide efficient solid waste collection in order to protect the health, safety and environmental resources of the community and to maintain the appearance of the City. ☑

Objective COM-3.1. Maintain solid waste collection operations in a safe, effective, environmentally sound and efficient manner, in balance with local and regional solid waste comprehensive plan policies. This objective shall be achieved through the implementation of the following policies.

Policy COM-3.1.1. The City shall be prepared to modify its solid waste collection practices in a manner consistent with any new solid waste recycling and hazardous waste practice requirements of the primary agencies responsible for solid waste disposal and recycling.

Policy COM-3.1.2. The City shall maintain solid waste collection services at the following LOS:

- Residential pickup is to be twice a week for household waste; once per week for trash; and once per week for recycling.
- Commercial service provided by private contract service, shall continue at a level of service as agreed upon by the parties, not less than once per week.

Policy COM-3.1.3. In cooperation with Miami-Dade County, the City shall provide and maintain a minimum acceptable LOS for solid waste collection at an annual average design generation rate of:

- Five pounds (5 lbs) per capita per day for residential garbage and trash; One half pound (0.5 lbs) per capita per day for residential recycling; and
- Seven pounds (7 lbs) per capita per day for non-residential service.

Certification of the availability and commitment of capacity by Miami-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site during the concurrency review process.

Policy COM-3.1.4. The City shall cooperate in the hazardous waste collection and disposal programs of Miami-Dade County by enforcing within the City's jurisdiction hazardous waste collection practices required by the county and other agencies with jurisdiction. The City shall coordinate with Miami-Dade County DERM in preparation and maintenance of an up-to-date list of all businesses in the City that store, use and/or dispose of

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
solid waste comprehensive plan policies. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~ **Policy COM-3.1.1.** ~~MODIFYING COLLECTION PRACTICES.~~ The City shall be prepared to modify its solid waste collection practices in a manner consistent with any new solid waste recycling and hazardous waste practice requirements of the primary agencies responsible for solid waste disposal and recycling. **Policy COM-3.1.2.** ~~SOLID WASTE COLLECTION.~~ The City shall maintain solid waste collection services at the following LOS : ~~levels of service: (3243)~~ • Residential pickup is to be twice a week for household waste; once per week for trash; and once per week for recycling. • Commercial service provided by private contract service, shall continue at a level of service as agreed upon by the parties, not less than once per week. **Policy COM-3.1.3.** ~~SOLID WASTE LOS.~~ In cooperation with ~~the Metro~~ Miami-Dade County, the City shall provide and maintain a minimum acceptable LOS ~~Level of Service~~ for solid waste collection at an annual average design generation rate of: ~~(3243)~~ • Five pounds (5 lbs) per capita per day for residential garbage and trash; One half pound (0.5 lbs) per capita per day for residential recycling; and • Seven pounds (7 lbs) per capita per day for non-residential service. Certification of the availability and commitment of capacity by ~~Metro~~ Miami-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site during the concurrency review process. **Policy COM-3.1.4.** ~~HAZARDOUS WASTE COLLECTION AND DISPOSAL.~~ The City shall cooperate in the hazardous waste collection and disposal programs of ~~Metro~~ Miami- Dade County by enforcing within the City's jurisdiction ~~such~~ hazardous waste collection practices required by the county and other agencies with jurisdiction. ~~Such cooperation shall consist of an annual hazardous waste notification by mail insert in utility billings or local newsletter serving the city. Such notification shall indicate that the City does not provide Hazardous Waste Collection services. Furthermore, such notification shall state that only vendors permitted by Metro-Dade Department of Environmental Resource Management (DERM) are allowed to transport hazardous waste. The notification shall also state that for a current list of permitted hazardous waste haulers residents should contact DERM. (3243)~~ The City shall coordinate with Miami-Dade County DERM in preparation and maintenance of an up-to-date list of all businesses in the City that store, use and/or dispose of hazardous and toxic materials and/or waste. ☑ **Policy COM-3.1.5.** ~~MONITORING LOS STANDARDS.~~ The City shall monitor the general operation of its solid waste collection services to assure the minimum acceptable LOS ~~Level of Service~~ is being maintained. Such a monitoring program shall provide recommendations for needed capital improvements commitments in the Capital Improvements Budget and the City's established Concurrency Management Program. **Policy COM-3.1.6.** ~~WATER CONSERVATION PRACTICES.~~ The City shall continue to employ water conservation strategies and techniques to minimize the use of potable water in the provision of solid waste collection services. Such strategies shall include management attention to reducing unattended wash-down, self closing nozzles, and wash down schedules based upon need and not just time schedule. The City shall ~~consider the utility of~~ continue using recycling procedures for portions of water usage in its solid waste collection services. ☑	hazardous and toxic materials and/or waste. ☑ **Policy COM-3.1.5.** The City shall monitor the general operation of its solid waste collection services to assure the minimum acceptable LOS is being maintained. Such a monitoring program shall provide recommendations for needed capital improvements commitments in the Capital Improvements Budget and the City's established Concurrency Management Program. **Policy COM-3.1.6.** The City shall continue to employ water conservation strategies and techniques to minimize the use of potable water in the provision of solid waste collection services. Such strategies shall include management attention to reducing unattended wash-down, self closing nozzles, and wash down schedules based upon need and not just time schedule. The City shall continue using recycling procedures for portions of water usage in its solid waste collection services. ☑ **Drainage.** **Goal COM-4.** Provide adequate stormwater drainage in order to protect against flood conditions and prevent degradation of quality of receiving waters. **Objective COM-4.1.** Maintain surface and storm water drainage systems in a safe, effective, environmentally sound and efficient manner. This objective shall be achieved through the implementation of the following policies. **Policy COM-4.1.1.** The City should continue to support adequate preventive maintenance programs for drainage systems. **Policy COM-4.1.2.** Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate oils and greases as well as sediment and grit from the discharge waters, as resources permit. **Policy COM-4.1.3.** Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection as reviewed through the City's Concurrency Management Program. ☑ **Policy COM-4.1.4.** Assist property owners with general information related to flood zone per Federal Emergency Management Agency (FEMA) maps and available flood-proofing technology. Flood prone areas which represent substantial risk for occupants during disaster events should be considered for corrective action or targeted for special attention during disaster response actions. ☑ **Policy COM-4.1.5.** The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm. All structures shall be constructed at, or above, the minimum floor elevation specified in the Flood Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/or owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest. ☑ **Policy COM-4.1.6.** Promote the use of water conservation measures in stormwater management through the use of

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Drainage. **Goal COM-4.** ~~PROVISION OF ADEQUATE DRAINAGE.~~ Provide adequate stormwater drainage in order to protect against flood conditions and prevent degradation of quality of receiving waters. ~~(3243)~~ **Objective COM-4.1.** ~~MAINTENANCE OF SURFACE AND STORMWATER SYSTEM.~~ Maintain surface and storm water drainage systems in a safe, effective, environmentally sound and efficient manner. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~ **Policy COM-4.1.1.** ~~PREVENTIVE MAINTENANCE.~~ The City should continue to support adequate preventive maintenance programs for drainage systems. ~~POLICY 4-3.1.2: IMPACT OF STREET-SCAPE AND LANDSCAPING PROJECTS. Future street-scape and private landscaping projects should undergo special scrutiny to support drainage system effectiveness.~~ ☑ **Policy COM-4.1.2.** ~~RELATED WATER CONSERVATION PRACTICES.~~ Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate oils and greases as well as sediment and grit from the discharge waters, as resources permit. ~~POLICY 4-3.1.4: DRAINAGE REQUIREMENTS FOR NEW DEVELOPMENT. New development and redevelopment should provide for adequate on-site stormwater management. Off-site storm water management improvements should also be made when these projects are located within or adjacent to areas with drainage problems that rate higher than twenty (20) points in the City's rating systems, or affect and adversely impact existing drainage facilities.~~ ☑ **Policy COM-4.1.3.** ~~MAINTAIN ADEQUATE LOS STANDARDS.~~ Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection as reviewed through the City's Concurrency Management Program. ☑ ~~POLICY 4-3.1.6: POLLUTION CONTROL TECHNOLOGY FOR DRAINAGE FACILITIES. All new drainage facilities should be provided with pollution control to the level approved and locally accepted as best available technology consistent with existing regulatory requirements, including but not limited to the following when applicable:~~ ~~• Retention of storm water~~ ~~• Flow of storm water over grassed and vegetated areas~~ ~~• Sumps~~ ~~• Utilization of pavements that allow water to permeate~~ ~~• Grease separation baffles~~ ~~• Infiltration and percolation prior to overflow or outfall discharge~~ ~~• Mosquito control~~ ☑ **Policy COM-4.1.4.** ~~IDENTIFY FLOOD PRONE AREAS. Identify locations that are subject to flooding.~~ Assist property owners with general information ~~of~~ related to flood zone per Federal Emergency Management Agency (FEMA) maps and available flood-proofing technology. Flood prone areas which represent substantial risk for occupants during disaster events should be considered for corrective action or targeted for special attention during disaster response actions. ☑	on-site retention of storm water, use of native vegetation with low water requirements to reduce irrigation demands, and community education in water conservation practices in development site planning and drainage design. This policy was revised beyond the EAR recommendations due to further review. **Potable Water .** **Goal COM-5.** The City of Coral Gables shall ensure that a safe potable water supply with sufficient quantity and quality to serve the City is available. **Objective COM-5.1.** The potable water treatment and distribution system shall be maintained by the system owner and operators in a safe, effective, efficient, environmentally sound and reliable manner consistent with this Comprehensive Plan. **Policy COM-5.1.1.** The minimum acceptable LOS standards of potable water shall be 155 gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a maximum daily rated capacity which is no less than two (2%) percent above the maximum day daily flow for the preceding year and an annual average daily capacity 2% above the average daily system demand for the preceding 5 years. Water quality shall meet or exceed all federal, state, and County primary standards for potable water; and system wide storage capacity for finished water shall equal no less than fifteen (15%) percent of the County-wide average daily demand. **Policy COM-5.1.2.** The minimum acceptable Level of Service standards for fire flows shall be maintained at not less than: • 500 gpm in single-family residential areas of densities of less than 5.8 units per acre; • 750 gpm for single-family and duplex residential areas at densities of 5.8 dwelling units per acre or more; • 1500 gpm in multi-family residential and low intensity commercial areas of two floors or less; and • 3000 gpm in all other commercial and industrial areas. Automatic fire suppression systems shall be required in all buildings of six floors or more. ☑ **Policy COM-5.1.3.** The City shall seek to provide adequate water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards (NFPA) and Insurance Services Office (ISO) requirements, as amended. **Policy COM-5.1.4.** Water conservation practices, strategies and techniques shall be utilized to minimize the waste and unnecessary degradation of potable water sources and supplies and support the policies in the Natural Resources Element. The use of water efficient plumbing fixtures and public education in water conservation methods are to be continued by the City. ☑ **Objective COM-5.2.** The City of Coral Gables shall comply with its 10-year Water Supply Facilities Work Plan, as required by section 163.3177(6)(c), F.S.. The Work Plan will be updated, at a minimum, every 5 years. The City of Coral Gables Water Supply Facilities Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 10-year period. **Policy COM-5.2.1.** Comply with the 10-year Water Supply Facilities Work Plan and incorporate such work plan into the Coral Gables Comprehensive Plan.

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy COM-4.1.5. ~~DRAINAGE LOS STANDARDS. Require projects to be designed to prevent flood damage in accord with applicable law. The SFWMD and Metro Miami-Dade County shall be coordinated with to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protection from the degree of flooding that would result for duration of one day during a storm that statistically occurs once in five ten years. All land on which urban development is to occur shall be filled to meet or exceed the Metro Miami-Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All structures shall be constructed at, or above the minimum floor elevations as specified in the Federal Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest. The LOS standard shall be fairly and equitably applied to all development sites where increased drainage service is required.~~ The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm. All structures shall be constructed at, or above, the minimum floor elevation specified in the Flood Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/or owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest. ☑ **Policy COM-4.1.6.** ~~WATER CONSERVATION IN STORMWATER MANAGEMENT.~~ Promote the use of water conservation measures in stormwater management through the use of on-site retention of storm water, use of native vegetation with low water requirements to reduce irrigation demands, and community education in water conservation practices in development site planning and drainage design. (This policy was revised beyond the EAR recommendations due to further review). ~~**Policy 4-3.1.10.** WATER QUALITY STANDARDS FOR NEW DEVELOPMENT. After January 1997, all All new developments must retain at least the first one inch (1") of storm water runoff on-site in order to preserve water quality. (3243)~~ (This policy was deleted due to further review). **Potable Water .** **Goal COM-5.** ~~PROVISION OF POTABLE WATER.~~ The City of Coral Gables shall ensure that a safe potable water supply with sufficient quantity and quality to serve the City is available. ~~(3243)~~ **Objective COM-5.1.** ~~MAINTENANCE OF POTABLE WATER SYSTEM.~~ The potable water treatment and distribution system shall be maintained by the system owner and operators in a safe, effective, efficient, environmentally sound and reliable manner consistent with this Comprehensive Plan. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ ~~**Policy 4-4.1.1.** WATER IMPROVEMENTS AND REQUISITE COORDINATION. As existing potable water distribution system components reach the end of their effective useful life, the replacement of the system shall~~	**Policy COM-5.2.2.** Coordinate appropriate aspects of the City's Comprehensive Plan with the South Florida Water Management District's regional water supply plan adopted February 15, 2007 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted April 24, 2008. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans. **Policy COM-5.2.3.** The City shall coordinate the planning of potable water and sanitary sewer facilities and services and LOS standards within the Miami-Dade County Water and Sewer Department, DERM, the South Florida Water Management District, and the Lower East Coast Water Supply Plan Update. **Policy COM-5.2.4.** The City shall coordinate with Miami-Dade County WASD by requiring applications to be reviewed by WASD during the site plan review process prior to approving a building permit, in order to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy for properties located within the City. Additional coordination efforts will occur between WASD and the City through the water allocation system. Monthly building permit data will be provided to MDWASD to track development activity within the City. The City will monitor proposed amendments to the Miami-Dade County Comprehensive Development Master Plan as they relate to water supply planning in the South Miami area and provide input as necessary. **Policy COM-5.2.5.** The City Planning Director or a representative will attend the Miami-Dade Planners Technical Committee meeting or other County technical planners meeting to share information regarding water supply needs and coordinate water use issues as needed. The Planners Technical Committee is a council of professional planners representing local governments and public regulatory/review agencies in Miami-Dade County that addresses common concerns and shares resources toward solving planning problems. **Natural Ground Water Aquifer Recharge.** **Goal COM-6.** The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained. **Objective COM-6.1.** Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies. **Policy COM-6.1.1**. Encourage improved groundwater recharge by requiring all new construction projects to consider providing: • Greater pervious open and green space. • Pervious pavements. • French drains, slab-covered trenches or drainage wells, and limit overflows. • Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible. • Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided. **Policy COM-6.1.2.** Encourage designs which will diminish groundwater withdrawals and increase high quality groundwater recharge. This policy was revised beyond the EAR recommendations due to further review.

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~be undertaken in close and timely coordination with the City and impacted agencies to ensure efficient scope, sequence and scheduling of such work with other projects being considered or undertaken, including but not limited to sanitary sewer, electric, communication, street resurfacing or improvements, and integration into the capital improvements budget of all affected parties.~~ ☑ ~~**Policy 4-4.1.2.** DEVELOPMENT REVIEW AND WATER SYSTEM IMPLICATIONS. The Public Works and Fire Departments shall continue to be involved in the plans review process in order to advise the Building Department of necessary improvements to the water system and whether individual construction permits should also include water system improvements.~~ ☑ ~~**Policy 4-4.1.3.** MD WASA ANALYSIS OF WATER SYSTEM IMPROVEMENT NEEDS. The Miami-Dade Water and Sewer Authority (MD WASA) shall be encouraged to conduct an analysis of the existing system, determine, in cooperation with the City of Coral Gables, the exact magnitude of necessary improvements, and prepare a program for construction which will rank priorities, establish pipe sizes, determine where fire hydrants are needed, and propose location and routing of pipelines. Such work should be undertaken in a manner to assure coordination of County and City resources, development standards, design aesthetics, long range community objectives & policies and the Coral Gables Comprehensive Plan.~~ ☑ ~~**Policy 4-4.1.4.** INVESTIGATE FINANCING SOURCES FOR WATER SYSTEM IMPROVEMENTS. The County shall be encouraged to investigate possible sources of financing for the water system improvements.~~ ☑ **Policy COM-5.1.1.** ~~WATER SYSTEM LOS:~~ The minimum acceptable LOS ~~Level of Service~~ standards of potable water shall be 155 ~~165~~ ~~294~~ gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a maximum daily rated capacity which is no less than two (2%) percent above the maximum ~~day~~ daily flow for the preceding year and an annual average daily capacity 2% above the average daily system demand for the preceding 5 years. Water quality shall meet or exceed all federal, state, and County primary standards for potable water; and system wide storage capacity for finished water shall equal no less than fifteen (15%) percent of the County-wide average daily demand. **Policy COM-5.1.2.** ~~LOS STANDARDS FOR FIRE PROTECTION.~~ The minimum acceptable Level of Service standards for fire flows shall be maintained at not less than: ~~(3243)~~ • 500 gpm in single family residential areas of densities of less than 5.8 units per acre; • 750 gpm for single family and duplex residential areas at densities of 5.8 dwelling units per acre or more; • 1500 gpm in multi-family residential and low intensity commercial areas of two floors or less; and • 3000 gpm in all other commercial and industrial areas. Automatic fire suppression systems shall be required in all buildings of six floors or more. ☑ **Policy COM-5.1.3.** ~~ADEQUATE WATER DISTRIBUTION LOS STANDARDS.~~ The City shall seek to provide adequate water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards (NFPA) and Insurance Services Office (ISO) requirements, as amended. **Policy COM-5.1.4.** ~~WATER CONSERVATION IN POTABLE WATER SYSTEM MANAGEMENT.~~ Water conservation practices, strategies and techniques shall be utilized to minimize the waste and unnecessary degradation of potable water sources and supplies and support the policies in the ~~Conservation~~ Natural Resources Element. The use of water ~~conserving~~ efficient plumbing fixtures and~~, active water use management and~~ public	**Policy COM-6.1.3.** Comply with SFWMD and Miami-Dade County Code and environmental protection rules for storm water disposal methods. Refer to the LOS for drainage for retention standards to be met.

education ~~of customers and systems operators~~ in water conservation methods are to be ~~begun by the city by requesting recommendations from each department as to ways in which conservation practices and educational activities may be undertaken. The city shall evaluate such recommendations and initiate those which are cost effective and practical to implement~~ continued by the City. ☑

Objective COM-5.2. The City of Coral Gables shall comply with its 10-year Water Supply Facilities Work Plan, as required by section 163.3177(6)(c), F.S.. The Work Plan will be updated, at a minimum, every 5 years. The City of Coral Gables Water Supply Facilities Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 10-year period.

Policy COM-5.2.1. Comply with the 10-year Water Supply Facilities Work Plan and incorporate such work plan into the Coral Gables ~~City's~~ Comprehensive Plan ~~as an Appendix~~.

Policy COM-5.2.2. Coordinate appropriate aspects of the City's Comprehensive Plan with the South Florida Water Management District's regional water supply plan adopted February 15, 2007 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted April 24, 2008. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Policy COM-5.2.3. The City shall coordinate the planning of potable water and sanitary sewer facilities and services and LOS standards within the Miami-Dade County Water and Sewer Department, DERM, the South Florida Water Management District, and the Lower East Coast Water Supply Plan Update.

Policy COM-5.2.4. The City shall coordinate with Miami-Dade County WASD by requiring applications to be reviewed by WASD during the site plan review process prior to approving a building permit, in order to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy for properties located within the City. Additional coordination efforts will occur between WASD and the City through the water allocation system. ~~which is a~~ ~~m~~ Monthly ~~spreadsheet used for tracking~~ building permit data will be provided to MDWASD to track development activity within the City. The City will monitor proposed amendments to the Miami-Dade County Comprehensive Development Master Plan as they relate to water supply planning in the South Miami area and provide input as necessary.

Policy COM-5.2.5. The City Planning Director or a representative will attend the Miami-Dade Planners Technical Committee meeting or other County technical planners meeting to share information regarding water supply needs and coordinate water use issues as needed. The Planners Technical Committee is a council of professional planners representing local governments and public regulatory/review agencies in Miami-Dade County that addresses common concerns and shares resources toward solving planning problems.

Natural Ground Water Aquifer Recharge.

Goal COM-6. ~~PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS.~~ The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained.

Objective COM-6.1. ~~MANAGING AQUIFER RECHARGE CONDITIONS.~~ Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
codes. This objective shall be achieved through the implementation of the following policies. **Policy COM-6.1.1.** ~~IMPROVING GROUNDWATER RECHARGE~~. Encourage improved groundwater recharge by requiring all new construction projects to consider providing: • Greater pervious open and green space. • Pervious pavements. • French drains, slab-covered trenches or drainage wells, and limit overflows. • Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible. • Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided. **Policy COM-6.1.2.** ~~DIMINISHING GROUNDING WITHDRAWALS.~~ Encourage designs which will diminish groundwater withdrawals and increase high quality groundwater recharge. (This policy was revised beyond the EAR recommendations due to further review). ~~**Policy 4-5.1.3.** ACHIEVING HIGH QUALITY GROUNDWATER RECHARGE. Encourage designs which will increase high quality groundwater recharge.~~ (This policy was revised beyond the EAR recommendations due to further review). **Policy COM-6.1.3.** ~~MAINTAINING COMPLIANCE WITH STORMWATER DISPOSAL METHODS.~~ Comply with SFWMD and ~~Metro~~ Miami- Dade County Code and environmental protection rules for storm water disposal methods. Refer to the LOS for drainage for retention standards to be met.	

COM	Community Facilities	Vision: Provide high quality public facilities and community services.
	Existing CLUP Language with amendments (changes noted ~~strikeout~~/<u>underline format</u>)	Revised Goals, Objectives and Policies

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Change to comply with DCA ORC

Summary of Element

This element was updated to include the changes recommended in the 2006 EAR to reinforce the City's commitment to continue participation in regional intergovernmental efforts to address attainable/affordable housing needs. The City will also continue to promote a mix of housing types and incomes while preserving the character of the neighborhoods and strengthen historic preservation efforts. By 2010, the City shall update its 2006 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. The update study shall be the background data and analysis for the updates of the Zoning Code by 2011 to provide for affordable/attainable housing programs to address the City's fair share of regional affordable housing needs.

Housing

HOU

Vision: Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design, appearance and is attainable for all persons.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal HOU-1. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live. ☑ ~~**Goal** 3-1: QUALITY RESIDENTIAL ENVIRONMENT. To assure the availability of a safe, sound, and attractive residential environment for all residents of the Coral Gables.~~ **Objective HOU-1.1.** ~~3-1.1: PROVIDE ADEQUATE AND AFFORDABLE HOUSING. Provisions for~~ Provide adequate and affordable housing to satisfy the community needs for existing and future residents ~~shall be made. This objective shall be achieved through the implementation of the following policies. (3243)~~ ☑ **Policy HOU-1.1.1.** ~~3-1.1.1: PUBLIC INVOLVEMENT IN HOUSING PRODUCTION. Coral Gables~~ The City shall support the involvement of county, regional, state, and federal agencies in affordable/attainable housing production, including new construction and/or rehabilitation, where appropriate. ☑ **Policy HOU-1.1.2.** ~~3-1.1.2: USE OF PUBLIC SUBSIDIES.~~ The utilization of federal, state, and local housing subsidy programs is recognized as a means to provide affordable/attainable housing opportunities for low income persons and families, where appropriate. ☑ **Policy HOU-1.1.3.** ~~3-1.1.3: USE OF CITY MEDIAN INCOME TO CALCULATE AFFORDABLE HOUSING NEED.~~ In calculating Coral Gables' affordable housing needs, the City shall use the median household income figure for Coral Gables, to calculate its affordable/attainable housing need, not Miami-Dade County. The median household income shall be obtained from the most recent data available. ~~(3243)~~ **Policy HOU-1.1.4.** By 2011, the City shall amend its land development regulations/zoning code 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 affordable housing trust fund. • 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 that promote 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.	**Goal HOU-1**. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live. **Objective HOU-1.1.** Provide adequate and affordable housing to satisfy the community needs for existing and future residents. **Policy HOU-1.1.1.** The City shall support the involvement of county, regional, state, and federal agencies in housing production, including new construction and/or rehabilitation, where appropriate. **Policy HOU-1.1.2.** The utilization of federal, state, and local housing subsidy programs is recognized as a means to provide affordable/attainable housing opportunities for low income persons and families, where appropriate. **Policy HOU-1.1.3.** In calculating Coral Gables' affordable housing needs, the City shall use the median household income figure for Coral Gables, to calculate its affordable/attainable housing need, not Miami-Dade County. The median household income shall be obtained from the most recent data available. **Policy HOU-1.1.4.** By 2011, the City shall amend its land development regulations/zoning code 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 affordable housing trust fund. • 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) 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 shall update its 2006 Workforce/Affordable Housing Study to determine its

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- Close proximity or readily accessible to employment centers, medical services, retail centers, social services, 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) attached as an Appendix shall be the background data and analysis for the completion of the above amendments. ☑

~~**Policy** 3-1.1.4: SELECTING SITES FOR AFFORDABLE HOUSING FOR VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS. By December 31, 2001, the City shall amend its land development regulations in order to include principles and criteria for locating very low, low, and moderate income housing. The City shall continue to promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector, City of Miami, and Dade County. Sites for affordable housing for very low, low, and moderate income households shall be approved if such sites have access to the following facilities, services and/or activity centers: (3243)~~

- ~~Serviced by potable water and central wastewater systems;~~
- ~~Accessible to employment centers and shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;~~
- ~~Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan);~~
- ~~Accessible to public parks, recreation areas, and/or open space systems; and~~
- ~~Located on sites having adequate surface water management and solid waste collection and disposal.~~

Policy HOU-1.1.5. ~~3-1.1.5: ANNUAL ASSESSMENT OF AFFORDABLE HOUSING NEEDS. The City Planning Director, or other City representative directed by the City Manager, shall meet with Dade County and the City of Miami and by December 31, 2000 draft a program for annual~~ The City, by 2010 shall update its 2006 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. ~~within the incorporated and unincorporated areas.~~ The program shall include ~~annual assessments, including~~ recommended actions and development of an attainable housing program within the City's land development regulation/Zoning Code as referenced above by 2011. ~~for the ensuing year. The annual assessment of affordable housing needs shall be presented to the City Planning and Zoning Board and the City Commission for action. (3243)~~ ☑

Policy HOU-1.1.6. ~~3-1.1.6: PARTICIPATION IN THE REGIONAL PLANNING COUNCIL'S HOUSING INITIATIVES. Beginning in January 1997, t~~The City shall continue to participate in South Florida Regional Planning Council's initiatives directed toward educating local governments of new techniques, especially programs applicable to the region and/or the County, for promoting affordable housing. ~~(3243)~~ ☑

Policy HOU-1.1.7. ~~3-1.1.7: BARRIERS WITHIN THE LAND DEVELOPMENT REGULATIONS~~. All amendments to the City's ~~land development regulations after January 1, 2002~~ Zoning Code shall be reviewed by the City to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing and ~~. The City shall also~~ promote ~~nondiscrimination in~~ access to housing within the City by promoting fair housing laws and practices. ~~(3243)~~ ☑

Policy HOU-1.1.8. Priority consideration for affordable/attainable housing programs shall be given to the City's senior citizens, residents, and workforce (in that order), ☑

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evaluation of affordable/attainable housing needs. The program shall include recommended actions and development of an attainable housing program within the City's Zoning Code as referenced above by 2011.

Policy HOU-1.1.6. The City shall continue to participate in South Florida Regional Planning Council's initiatives directed toward educating local governments of new techniques, especially programs applicable to the region and/or the County, for promoting affordable housing.

Policy HOU-1.1.7. All amendments to the City's Zoning Code shall be reviewed by the City to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing and promote access to housing within the City by promoting fair housing laws and practices.

Policy HOU-1.1.8. Priority consideration for affordable/attainable housing programs shall be given to the City's senior citizens, residents, and workforce (in that order),

Policy HOU-1.1.9. The City will research the waiver of impact fees and possible implementation of a system for expedited plan review for qualified affordable/attainable housing developments. ☑

Objective HOU-1.2. Promote sound, aesthetically pleasing housing.

Policy HOU-1.2.1. New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes, and ordinances to assure conformance.

Policy HOU-1.2.2. The City shall maintain accurate records of existing housing conditions and housing stock.

Policy HOU-1.2.3. Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for residential housing.

Policy HOU-1.2.4. Continue to improve the regulatory and permitting processes, and revise and amend the policy and regulatory framework which may include amendments to the Comprehensive Plan, Zoning Code, building codes, and City ordinances as warranted based upon changes in housing conditions.

Policy HOU-1.2.5. Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community.

Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.

Policy HOU-1.2.7. New housing shall be designed and located that ensures the preservation of the unique character of the City's existing neighborhoods.

Objective HOU-1.3. Conserve the existing housing stock and residential neighborhoods in Coral Gables.

Policy HOU-1.3.1. Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

Housing

HOU

Vision: Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design, appearance and is attainable for all persons.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy HOU-1.1.9. The City will research the waiver of impact fees and possible implementation of a system for expedited plan review for qualified affordable/attainable housing developments. ☑ **Objective HOU-1.2.** ~~3-1.2: HOUSING CONDITIONING AND BLIGHTING INFLUENCES. Eliminate substandard~~ Promote sound, aesthically pleasing housing. ~~conditions. and blighting influences, and improve structural and aesthetic housing conditions. This objective shall be achieved through the implementation of the following policies: (3243)~~ ☑ **Policy HOU-1.2.1.** ~~3-1.2.1: ENFORCE BUILDING CODES AND ZONING REGULATIONS.~~ New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes, and ordinances to assure conformance. **Policy HOU-1.2.2.** ~~3-1.2.2: MAINTAIN ACCURATE HOUSING RECORDS.~~ The City shall ~~M~~maintain accurate records of existing housing conditions and housing stock. **Policy HOU-1.2.3.** ~~3-1.2.3: ENFORCE STANDARDS FOR AESTHETICS AND VISUAL HARMONY.~~ Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for ~~building permits~~ residential housing. ☑ **Policy HOU-1.2.4.** ~~3-1.2.4: POLICY AND REGULATORY FRAMEWORK.~~ Continue to ~~I~~improve the regulatory and permitting processes, ~~as necessary,~~ and revise and amend the policy and regulatory framework which may include amendments ~~the appropriate sections of~~ to the ~~C~~comprehensive ~~P~~plan, ~~Z~~zoning Code ~~regulations~~, building codes, and ~~C~~city ordinances as warranted ~~by~~ based upon changes in housing conditions. ☑ **Policy HOU-1.2.5.** ~~3-1.2.5: HOUSING DEMOLITION AND REHABILITATION.~~ Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community. **Policy HOU-1.2.6.** ~~3-1.2.6: COMPATIBILITY OF NEW DEVELOPMENT.~~ New development shall be compatible with adjacent established residential areas. **Policy HOU-1.2.7.** New housing shall be designed and located that ensures the preservation of the unique character of the City's existing neighborhoods. ☑ ~~**POLICY HOU-1.2.7.** 3-1.2.7: CITY INVESTMENTS IN NEIGHBORHOOD REDEVELOPMENT. Redevelopment of neighborhoods with deteriorating housing should be supported by City investment in public facilities and public service improvements.~~ ☑ **Objective HOU-1.3.** ~~3-1.3: HOUSING STOCK CONSERVATION.~~ Conserve the existing housing stock and neighborhoods in Coral Gables. ~~This objective shall be achieved through the implementation of the following policies: (3243)~~ ☑ **Policy HOU-1.3.1.** ~~3-1.3.1: CONSERVATION AND REHABILITATION OF EXISTING HOUSING.~~ Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.	**Policy HOU-1.3.2.** As exemplified by the numerous goals, objectives and policies of the Historic Resources Element of the Comprehensive Plan, preserve identified historically significant housing through City action or support for private action. **Policy HOU-1.3.3.** Continue to update the established principles and standards to guide techniques and strategies for conservation, rehabilitation, and demolition programs. **Objective HOU-1.4.** Formulate appropriate housing implementation programs as part of the ongoing planning process. **Policy HOU-1.4.1.** Implementation of infrastructure improvements in the MacFarlane neighborhood shall be monitored. **Policy HOU-1.4.2.** Residential building permit and demolition data shall continue to be maintained. **Objective HOU-1.5.** Support the infill of housing in association with mixed use development. **Policy HOU-1.5.1.** Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area. **Policy HOU-1.5.2.** Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas. **Policy HOU-1.5.3.** Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production. **Policy HOU-1.5.4.** Support the provision of adequate sites for housing low and moderate income families, and Florida Department of Health and Rehabilitative Services licensed or funded group and foster homes on a regional housing market basis, to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization as provided pursuant to Florida Statutes. **Policy HOU-1.5.5.** The location of community residential facilities dispersed among the regional housing market to serve persons special housing needs, disabilities, or handicaps shall be supported by the City. **Policy HOU-1.5.6.** The City's Zoning Code shall continue to promote/permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers: • 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. **Policy HOU-1.5.7.** Pursue agency programs and/or implement programs that provide a variety of services to

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Policy HOU-1.3.2. ~~3-1.3.2: PRESERVATION OF HISTORICALLY SIGNIFICANT HOUSING.~~ As exemplified by the numerous goals, objectives and policies of the Historic Resources Element of the Comprehensive Plan, preserve identified historically significant housing through City action or support for private action. ☑ **Policy HOU-1.3.3.** ~~3-1.3.3: IMPLEMENTING PRINCIPLES AND STANDARDS. Establish~~ Continue to update the established principles and standards to guide techniques and strategies for conservation, rehabilitation, and demolition programs. ☑ **Objective HOU-1.4.** ~~3-1.4: HOUSING IMPLEMENTATION PROGRAMS.~~ Formulate appropriate housing implementation programs as part of the ongoing planning process. ~~This objective shall be achieved through the implementation of the following policies: (3243)~~ ☑ **Policy HOU-1.4.1.** ~~3-1.4.1: MACFARLANE NEIGHBORHOOD INFRASTRUCTURE.~~ Implementation of infrastructure improvements in the MacFarlane neighborhood shall be monitored. **Policy HOU-1.4.2.** ~~3-1.4.2: RESIDENTIAL BUILDING PERMITS AND DEMOLITION DATA.~~ Residential building permit and demolition data shall continue to be maintained. **Objective HOU-1.5.** ~~3-1.5: ADEQUATE HOUSING SITES.~~ Support the infill of housing in association with mixed use development. ~~adequate housing sites for all residents of Coral Gables. This objective shall be achieved through the implementation of the following policies: (3243)~~ ☑ **Policy HOU-1.5.1.** Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed used development overlay area. ☑ **Policy HOU-1.5.2.** Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas. ☑ **Policy HOU-1.5.3.** ~~3-1.5.1: COORDINATION AMONG HOUSING PRODUCTION PARTICIPANTS.~~ Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production. **Policy HOU-1.5.4.** ~~3-1.5.2: ADEQUATE SITES FOR SPECIAL HOUSING NEEDS.~~ Support the provision of adequate sites for housing low and moderate income families, and Florida Department of Health and Rehabilitative Services licensed or funded group and foster homes on a regional housing market basis, to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization as provided pursuant to Florida Statues. ~~Such Florida Department of Health and Rehabilitative Services licensed or funded group and foster homes shall be permitted uses under RMM-Residential Multi-Family Medium Density Land Use classification.~~ ☑ **Policy HOU-1.5.5.** ~~3-1.5.3: COMMUNITY RESIDENTIAL FACILITIES.~~ The location of community residential facilities dispersed among the regional housing market to serve persons special housing needs, disabilities, or seniors, including home repair, rehabilitation services, medical needs, transportation alternative/opportunities, and activities. **Policy HOU-1.5.8.** The City shall continue to promote diversity in housing types by providing land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single-family, duplex, multi-family housing units, and mixed use development are allowed within the City. **Policy HOU-1.5.9.** The Coral Gables Planning Department shall continue to provide technical assistance, information and housing data to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of discrimination in housing. **Policy HOU-1.5.10.** The City shall continue to assist in developing public/private partnership in order to improve the efficiency and expand the capacity of the City's share of the regions housing needs while recognizing the private sector as the primary provider of housing. Actions shall include coordinating the timing and location of City sanitary sewer facilities and water services in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources. **Objective HOU-1.6.** Provide equitable treatment for all residents of Coral Gables displaced through public programs or activities. **Policy HOU-1.6.1.** The provision of reasonably located standard housing for persons experiencing displacement due to public actions shall be supported, where appropriate. **Objective HOU-1.7.** As provided herein, by 2011, the City shall address future affordable/ attainable housing needs pursuant to the Workforce/Affordable Housing Study for the City of Coral Gables (revised 2006) 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. **Policy HOU-1.7.1.** The City is essentially built out and is characterized by extraordinarily high land values, significant addition to the affordable housing inventory is highly unlikely. However, the City is committed to the following directed courses of action to improve affordable housing supply on a local and region-wide basis: • Pursuant to Miami-Dade County Resolution 1477-96, the City of Coral Gables is a participant on the Miami-Dade County Infill Strategy Task Force. This Task Force is directed towards identifying strategies for infill, redevelopment, and County-wide affordable housing initiatives, including regulatory, financial, and design strategies for implementation. • The City of Coral Gables is working in partnership with the City of Miami to develop additional affordable housing through the City of Miami Community Development Block Grant program. This partnership has been responsible for the addition of seventeen (17) housing units to the Coral Gables affordable housing inventory. • The City of Coral Gables shall continue to participate in the South Florida Regional Planning Councils affordable housing initiatives. • The City has a commitment from an approved, permitted development project to provide 35 rental affordable/attainable housing units within the mixed use area of the City.

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handicaps shall be supported by ~~Coral Gables~~ the City. ☑ **Policy HOU-1.5.6.** ~~3-1.5.4: HOUSING FOR THE ELDERLY.~~ The City's Land Development Regulations shall ~~be amended by December 31, 2000 to~~ continue to promote/permit development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for housing for the elderly shall be approved if such sites have access to the following facilities, services and/or activity centers: ~~(3243)~~ ~~• Serviced by potable water and central wastewater systems;~~ ~~• Accessible to shopping areas which accommodate stores offering household goods and services needed on a frequent and recurring basis;~~ ~~• Located on a paved street accessible to a major street (i.e., included in the City's major thoroughfare plan);~~ ~~• Accessible to public parks, recreation areas, and/or open space systems; and~~ ~~• Located on sites having adequate surface water management and solid waste collection and disposal.~~ • Accessible to public transit. • Close or readily accessible to employment centers, medical services, retail centers, social services, governmental services. • Accessible to public parks, recreation areas, and/or open space systems. ☑ **Policy HOU-1.5.7.** Pursue agency programs and/or implement programs that provide a variety of services to seniors, including home repair, rehabilitation services, medical needs, transportation alternative/opportunities, and activities. ☑ **Policy HOU-1.5.8.** ~~3-1.5.5: PROVISION OF DIVERSE HOUSING TYPES.~~ The City shall continue to promote diversity in housing types by providing ~~provide~~ land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single family, duplex, ~~and~~ multi-family housing units, and mixed use development are allowed within the City. ~~(3243)~~ ☑ **Policy HOU-1.5.9.** ~~3-1.5.6: PROVISION OF ASSISTANCE TO THE PRIVATE HOUSING SECTOR. Beginning January 1, 1997, the~~ The Coral Gables Planning Department shall continue to provide technical assistance, information and housing data to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand and continue to advance fair housing and elimination of discrimination in housing. (3243) ☑ **Policy HOU-1.5.10.** ~~3-1.5.7: DEVELOPING PUBLIC/PRIVATE PARTNERSHIPS. By December 31, 2005, the~~ The City ~~of Coral Gables~~ shall continue to assist in developing public/private ~~local government~~ partnerships ~~with the private sector~~ in order to improve the efficiency and expand the capacity of ~~the housing delivery system~~ the City's share of the regions housing needs while recognizing the private sector as the primary provider of housing. Actions shall include coordinating the timing and location of City sanitary sewer facilities and water services in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the City shall also coordinate the installation of community facilities supportive to housing resources. ~~(3243)~~ ☑ **Objective HOU-1.6** ~~3-1.6: TREATMENT OF DISPLACED RESIDENTS.~~ Provide equitable treatment for all residents of Coral Gables displaced through public programs or activities. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~	**Policy HOU-1.7.2.** The City will partner with other local governments in the administration of affordable/attainable housing program, allocation of trust fund monies, etc. implemented via interlocal agreements that, at a minimum, establish the roles of the City and local government(s) in administering the programs, and processes and procedures for all applicants participating in the programs (i.e., developers, buyers, sellers, property managers, landlords, and renters).

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Policy HOU-1.6.1. ~~3-1.6.1: STANDARD HOUSING FOR DISPLACED PERSONS~~. The provision of reasonably located standard housing for persons experiencing displacement due to public actions shall be supported, where appropriate. **Objective HOU-1.7~~6~~.** ~~3-1.7: AFFORDABLE HOUSING.~~ As provided herein, by 2011, the City ~~of Coral Gables~~ shall address future affordable/ attainable housing needs pursuant to the Workforce/Affordable Housing Study for the City of Coral Gables (2006) 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. ~~through the implementation of the following policy: (3243)~~ ☑ **Policy HOU-1.7~~6~~.1.** ~~3-1.7.1: AFFORDABLE HOUSING NEED. For the base years 1995 and 2000 the City has a total affordable housing surplus of seven (7) and one-hundred fifty-six (156) units, respectively. Based upon University of Florida Shimberg Center data, the current affordable housing inventory contains a disproportionate share of rental units as opposed to owner occupied units as shown in Appendix A. Based upon the facts that t~~ The City ~~of Coral Gables~~ is essentially built out and is characterized by extraordinarily high land values, significant addition to the affordable housing inventory is highly unlikely. However, the City is committed to the following directed courses of action to improve affordable housing supply on a local and region-wide basis: ~~(3243)~~ • Pursuant to Miami-Dade County Resolution 1477-96, the City of Coral Gables is a participant~~ting~~ on the Miami-Dade County Infill Strategy Task Force. This Task Force is directed towards identifying strategies for infill, redevelopment, and County-wide affordable housing initiatives, including regulatory, financial, and design strategies for implementation. • The City of Coral Gables is working in partnership with the City of Miami to develop additional affordable housing through the City of Miami Community Development Block Grant program. This partnership has been responsible for the addition of seventeen (17) housing units to the Coral Gables affordable housing inventory. • The City has a commitment from an approved, permitted development project to provide 35 rental affordable/attainable housing units within the mixed use area of the City. • The City of Coral Gables shall continue to participate in the South Florida Regional Planning Councils affordable housing initiatives. ☑ **Policy HOU-1.7~~6~~.2.** The City will partner with other local governments in the administration of affordable/attainable housing program, allocation of trust fund monies, etc. implemented via interlocal agreements that, at a minimum, establish the roles of the City and local government(s) in administering the programs, processes and procedures for all applicants participating in the programs (i.e., developers, buyers, sellers, property managers, landlords, and renters). ☑	

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Revised Goals, Objectives and Policies

~~Appendix A: Affordable Housing Supply And Demand Analysis~~ [4]
~~City Of Coral Gables~~

~~1995 Total Affordable Housing Units~~			
~~Income Level~~	~~Owner~~	~~Rental~~	~~Surplus/Deficit~~
~~Very Low~~	~~(1,175)~~	~~1,936~~	~~761~~
~~Low~~	~~(711)~~	~~682~~	~~(29)~~
~~Moderate~~	~~(43)~~	~~(682)~~	~~(725)~~
~~TOTAL~~	~~(1,929)~~	~~1,936~~	~~7~~

~~2000 Total Affordable Housing Units~~			
~~Income Level~~	~~Owner~~	~~Rental~~	~~Surplus/Deficit~~
~~Very Low~~	~~(1,166)~~	~~1,883~~	~~717~~
~~Low~~	~~(736)~~	~~679~~	~~(57)~~
~~Moderate~~	~~161~~	~~(665)~~	~~(505)~~
~~TOTAL~~	~~(1,741)~~	~~1,897~~	~~156~~

~~2005 Total Affordable Housing Units~~			
~~Income Level~~	~~Owner~~	~~Rental~~	~~Surplus/Deficit~~
~~Very Low~~	~~(1,144)~~	~~1,824~~	~~679~~
~~Low~~	~~(731)~~	~~651~~	~~(81)~~
~~Moderate~~	~~(60)~~	~~(645)~~	~~(705)~~
~~TOTAL~~	~~(1,936)~~	~~1,829~~	~~(106)~~

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Revised Goals, Objectives and Policies

~~2010 Total Affordable Housing Units~~			
~~Income Level~~	~~Owner~~	~~Rental~~	~~Surplus/Deficit~~
~~Very Low~~	~~(1,142)~~	~~1,810~~	~~667~~
~~Low~~	~~(733)~~	~~627~~	~~(106)~~
~~Moderate~~	~~(84)~~	~~(633)~~	~~(717)~~
~~TOTAL~~	~~(1,960)~~	~~1,804~~	~~(156)~~

~~Note: (1) Data Source: University of Florida, Shimberg Center, Affordable Housing Needs Assessment Study, 1996. Table prepared by Solin and Associates, Inc., April 1997, including projecting the supply of affordable housing unit needed by very low, low and moderate income levels using Coral Gables median income.~~ ☑

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HOU	Housing	Vision: Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design, appearance and is attainable for all persons.
Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)		Revised Goals, Objectives and Policies

Summary of Element

This element was updated to include the changes recommended in the 2006 EAR to reinforce the City's commitment to continue participation in regional intergovernmental efforts to address attainable/affordable housing needs. The City will also continue to promote a mix of housing types and incomes while preserving the character of the neighborhoods and strengthen historic preservation efforts. By 2010, the City shall update its 2006 Workforce/Affordable Housing Study to determine its evaluation of affordable/attainable housing needs. The update study shall be the background data and analysis for the updates of the Zoning Code by 2011 to provide for affordable/attainable housing programs to address the City's fair share of regional affordable housing needs.

Education

EDU

Vision: Continue to strengthen the quantity and quality of educational opportunities available to the citizens of the City of Coral Gables and Miami-Dade County, while ensuring that schools are compatible with their surrounding communities.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal EDU-1. The City cooperates with Miami-Dade County Public Schools and other appropriate governmental agencies in the development, operation, and maintenance of a system of public education, and strives to improve the quality and quantity of public educational facilities available to the citizens of the City of Coral Gables and Miami-Dade County.	**Goal EDU-1.** The City cooperates with Miami-Dade County Public Schools and other appropriate governmental agencies in the development, operation, and maintenance of a system of public education, and strives to improve the quality and quantity of public educational facilities available to the citizens of the City of Coral Gables and Miami-Dade County.
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 ~~c~~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.	**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-1.1.1. Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.	**Policy EDU-1.1.1.** Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.
Policy EDU-1.1.2. Collect impact fees from new development for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.	**Policy EDU-1.1.2.** Collect impact fees from new development for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.
Policy EDU-1.1.3. Coordinate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.	**Policy EDU-1.1.3.** Coordinate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.
Policy EDU-1.1.4. Coordinate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.	**Policy EDU-1.1.4.** Coordinate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.
Policy EDU-1.1.5. Coordinate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established ~~level of service (~~LOS~~)~~, for Public Educational Facilities, as established for the purposes of school concurrency.	**Policy EDU-1.1.5.** Coordinate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established LOS, for Public Educational Facilities, as established for the purposes of school concurrency.
Policy EDU-1.1.6. Miami-Dade County Public Schools' comments shall be sought and considered on ~~residential c~~Comprehensive ~~p~~Plan and ~~zoning amendments~~ Change in Zoning classifications which provide for an increase in residential density which could impact the school district, to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.	**Policy EDU-1.1.6.** Miami-Dade County Public Schools' comments shall be sought and considered on Comprehensive Plan and Change in Zoning classifications which provide for an increase in residential density which could impact the school district, to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.
Policy EDU-1.1.7. Capital improvement programming by Miami-Dade Public Schools shall be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by Miami-Dade County Public Schools based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. Miami-Dade County Public Schools may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request. Miami-Dade County Public Schools shall coordinate with the Cities and County regarding development trends and future population projections.	**Policy EDU-1.1.7.** Capital improvement programming by Miami-Dade County Public Schools shall be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by Miami-Dade County Public Schools based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. Miami-Dade County Public Schools may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request. Miami-Dade County Public Schools shall coordinate with the Cities and County regarding development trends and future population projections.
	Policy EDU-1.1.8. On an annual basis, the City shall coordinate with Miami-Dade County Public Schools and

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Policy EDU-1.1.8. On an annual basis, the City shall ~~C~~coordinate with Miami-Dade County Public Schools and applicable local governments through the Staff Working Group of the Interlocal Agreement ~~to~~ the review ~~annually~~ of necessary revisions to the Educational Element and school enrollment projections.	applicable local governments through the Staff Working Group of the Interlocal Agreement the review of necessary revisions to the Educational Element and school enrollment projections.
Objective EDU-1.2. The City shall 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~~ LOS standards throughout the planning period.	**Objective EDU-1.2.** The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted 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 LOS standards throughout the planning period.
Policy EDU-1.2.1. Beginning January 1, 2008, the adopted ~~level of service (~~LOS~~)~~ standard for all public school facilities within and served by the City of Coral Gables 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 ~~c~~Concurrency ~~s~~Service ~~a~~Area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.	**Policy EDU-1.2.1.** Beginning January 1, 2008, the adopted LOS standard for all public school facilities within and served by the City of Coral Gables 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. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.
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 ~~level of service~~ LOS standard during replacement, remodeling, renovation or expansion of a public school facility. However, the LOS standard for concurrency purposes remains as established ~~in Objective B, Policy 1~~ 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-1.2.2.** 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-1.2.3. In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed, provided at least one of the following options is satisfied: • The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Miami-Dade County Public Schools designated geographic areas (Northwest, Northeast, Southwest, or Southeast) as the proposed development; or, • The development's impact is mitigated, proportionate to the demand for public schools it created, pursuant to a Proportionate Share Mitigation Agreement through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes, as amended. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The Proportionate Share Mitigation Agreement is subject to approval by Miami-Dade County Public Schools and the City of Coral Gables City Commission and must be identified	**Policy EDU-1.2.3.** In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed, provided at least one of the following options is satisfied: • The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Miami-Dade County Public Schools designated geographic areas (Northwest, Northeast, Southwest, or Southeast) as the proposed development; or, • The development's impact is mitigated, proportionate to the demand for public schools it created, pursuant to a Proportionate Share Mitigation Agreement through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes, as amended. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The Proportionate Share Mitigation Agreement is subject to approval by Miami-Dade County Public Schools and the City of Coral Gables City Commission and must be identified in the Miami-Dade County Public Schools Facilities Work Program; or, • The development's impacts are phased to occur when sufficient capacity will be available. If none of the above conditions is met, the development shall not be approved.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
in the Miami-Dade County Public Schools Facilities Work Program; or, • The development's impacts are phased to occur when sufficient capacity will be available. If none of the above conditions is met, the development shall not be approved. **Policy EDU-1.2.4.** Concurrency Service Areas (CSAs) shall be delineated to: 1) maximize capacity utilization of the facility; 2) limit maximum travel times and reduce transportation costs; 3) acknowledge the effect of court-approved desegregation plans; 4) achieve socio-economic, racial, cultural and diversity objectives; and 5) achieve other relevant objectives as determined by Miami-Dade County Public School's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the CSA's shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning. **Policy EDU-1.2.5.** Ensure, via the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted ~~level of service (~~LOS~~)~~ standards throughout the planning period in the 5-year schedule of capital improvements. **Policy EDU-1.2.6.** Miami-Dade County Public Schools will provide the City with a copy of its Facilities Work Program annually, pursuant to the timeframes established in the Interlocal Agreement. **Policy EDU-1.2.7.** Pursuant to Chapter 163, Florida Statutes, the ~~Miami-Dade County Public Schools 5-Year District Facilities Work Program,~~ Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for 2009-2010 through 2013-2014 developed by Miami-Dade County Public Schools and adopted by the Miami-Dade County School Board ~~on September 5, 2007~~, 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 and/or concurrency service area maps to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted ~~level-of-service~~ LOS standard 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, Miami-Dade County Public Schools, and other local governments 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 ~~level of service~~ LOS standards will continue to be achieved and maintained throughout the planning period. **Objective EDU-1.3.** The City shall coordinate with Miami-Dade County Public Schools in their efforts to obtain suitable sites for the development and expansion of public education facilities. **Policy EDU-1.3.1.** Where possible, Miami-Dade County Public Schools should seek sites for future educational facility development which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.	**Policy EDU-1.2.4.** Concurrency Service Areas (CSAs) shall be delineated to: 1) maximize capacity utilization of the facility; 2) limit maximum travel times and reduce transportation costs; 3) acknowledge the effect of court-approved desegregation plans; 4) achieve socio-economic, racial, cultural and diversity objectives; and 5) achieve other relevant objectives as determined by Miami-Dade County Public School's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the CSA's shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning. **Policy EDU-1.2.5.** Ensure, via the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted LOS standards throughout the planning period in the 5-year schedule of capital improvements. **Policy EDU-1.2.6.** Miami-Dade County Public Schools will provide the City with a copy of its Facilities Work Program annually, pursuant to the timeframes established in the Interlocal Agreement. **Policy EDU-1.2.7.** Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for 2009-2010 through 2013-2014 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. 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Policy EDU-1.3.2. When selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment. **Policy EDU-1.3.3.** When considering a site for possible use as an educational facility, Miami-Dade County Public Schools will review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization. **Policy EDU-1.3.4.** When considering a site for possible use as an educational facility Miami Dade County Public Schools will consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility. **Policy EDU-1.3.5.** Coordinate with Miami-Dade County Public Schools in the potential use of appropriate public schools as emergency shelters as necessary during emergencies. **Policy E-1.3.6.** ~~In furtherance of Objective C and its associated policies, t~~The City shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in the City of Coral Gables to the City for its review and comment. **Policy EDU-1.3.7.** Maps indicating the current and future public school and ancillary facility locations over the planning period (2008 through 2013) shall be included and updated as needed in the CLUP data and analysis. **Objective EDU-1.4.** Minimize impacts to surrounding communities, the City shall coordinate with Miami-Dade County Public Schools towards avoiding, minimizing and mitigating adverse impacts of public school facilities on the surrounding communities, particularly as it relates to traffic, infrastructure, landscaping, operational activities, security, historical resources, and aesthetics. **Policy EDU-1.4.1.** Coordinate with Miami-Dade County Public Schools and other adjoining jurisdictions and agencies in the development of policies and procedures that address the adverse impacts of existing and new public school facilities on the surrounding communities. **Policy EDU-1.4.2.** Miami-Dade County Public Schools shall be encouraged to develop and operate all of its public school facilities within the framework of the City's established land use regulations, processes, and procedures. **Objective EDU-1.5.** Miami-Dade County Public Schools, will strive to improve safety and security for students and staff, in conjunction with the City and other appropriate agencies. **Policy EDU-1.5.1.** Coordinate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.	Schools will review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization. **Policy EDU-1.3.4.** When considering a site for possible use as an educational facility Miami Dade County Public Schools will consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility. **Policy EDU-1.3.5.** Coordinate with Miami-Dade County Public Schools in the potential use of appropriate public schools as emergency shelters as necessary during emergencies. **Policy EDU-1.3.6.** The City shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in the City of Coral Gables to the City for its review and comment. **Policy EDU-1.3.7.** Maps indicating the current and future public school and ancillary facility locations over the planning period (2008 through 2013) shall be included and updated as needed in the CLUP data and analysis. **Objective EDU-1.4.** Minimize impacts to surrounding communities, the City shall coordinate with Miami-Dade County Public Schools towards avoiding, minimizing and mitigating adverse impacts of public school facilities on the surrounding communities, particularly as it relates to traffic, infrastructure, landscaping, operational activities, security, historical resources, and aesthetics. **Policy EDU-1.4.1.** Coordinate with Miami-Dade County Public Schools and other adjoining jurisdictions and agencies in the development of policies and procedures that address the adverse impacts of existing and new public school facilities on the surrounding communities. **Policy EDU-1.4.2.** Miami-Dade County Public Schools shall be encouraged to develop and operate all of its public school facilities within the framework of the City's established land use regulations, processes, and procedures. **Objective EDU-1.5.** Miami-Dade County Public Schools, will strive to improve safety and security for students and staff, in conjunction with the City and other appropriate agencies. **Policy EDU-1.5.1.** Coordinate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street. **Policy EDU-1.5.2.** Coordinate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources. **Policy EDU-1.5.3.** Coordinate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

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Policy EDU-1.5.2. 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EDU-1.6.** The City shall coordinate with Miami-Dade County Public Schools in developing community programs and opportunities to bring the schools and community closer together. **Policy EDU-1.6.1.** Coordinate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate. **Policy EDU-1.6.2.** Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities. **Policy EDU-1.6.3.** Coordinate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers. **Policy EDU-1.6.4.** Coordinate with Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate. **Objective EDU-1.7.** Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment. **Policy EDU-1.7.1.** Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences. **Policy EDU-1.7.2.** Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories. **Policy EDU-1.7.3.** Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better	**Policy EDU-1.5.4.** Coordinate with Miami-Dade County Public Schools and other appropriate agencies to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities. **Policy EDU-1.5.5.** Coordinate with Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity. **Objective EDU-1.6.** The City shall coordinate with Miami-Dade County Public Schools in developing community programs and opportunities to bring the schools and community closer together. **Policy EDU-1.6.1.** Coordinate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate. **Policy EDU-1.6.2.** Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on 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Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories. **Policy EDU-1.7.3.** Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular. **Objective EDU-1.8.** Intergovernmental Coordination between Miami-Dade County Public Schools, the City, and other appropriate jurisdictions shall be established and implemented mechanism(s) for on-going coordination and communication, to ensure the adequate provision, compatibility, and quality of public educational facilities. **Policy EDU-1.8.1.** Coordinate with Miami-Dade County Public Schools, the State, and other appropriate jurisdictions and agencies to develop or modify rules and regulations in order to simplify and expedite proposed

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accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular. **Objective EDU-1.8.** Intergovernmental Coordination between Miami-Dade County Public Schools, the City, and other appropriate jurisdictions shall be established and implemented mechanism(s) for on-going coordination and communication, to ensure the adequate provision, compatibility, and quality of public educational facilities. **Policy EDU-1.8.1.** Coordinate with Miami-Dade County Public Schools, the State, and other appropriate jurisdictions and agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations. **Policy EDU-1.8.2.** The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility. **Policy EDU-1.8.3.** Miami-Dade County Public Schools will coordinate school capital improvement plans with the planned capital improvement projects of the City and other jurisdictions and agencies. **Policy EDU-1.8.4.** Coordinate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs. **Policy EDU-1.8.5.** Miami-Dade County Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, Miami-Dade County Public Schools shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Miami-Dade County Board of County Commissioners. **Policy EDU-1.8.6.** Coordinate with Miami-Dade County Public Schools in the annual review of the City's Educational Element, and make amendments as necessary, pursuant to Florida Statutes, the Interlocal Agreement, and other objectives and policies herein. **Policy EDU-1.8.7.** Coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance. **Policy EDU-1.8.8.** Coordinate with Miami-Dade County Public Schools and other jurisdictions and agencies as appropriate to eliminate infrastructure deficiencies surrounding existing school sites. **Policy EDU-1.8.9.** Coordinate with Miami-Dade County Public Schools to ensure the availability of adequate sites for the required educational facilities. **Policy EDU-1.8.10.** Coordinate with Miami-Dade County Public Schools as to the appropriate roles and	new educational facility developments and renovations. **Policy EDU-1.8.2.** The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility. **Policy EDU-1.8.3.** Miami-Dade County Public Schools will coordinate school capital improvement plans with the planned capital improvement projects of the City and other jurisdictions and agencies. **Policy EDU-1.8.4.** Coordinate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs. **Policy EDU-1.8.5.** Miami-Dade County Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, Miami-Dade County Public Schools shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Miami-Dade County Board of County Commissioners. **Policy EDU-1.8.6.** Coordinate with Miami-Dade County Public Schools in the annual review of the City's Educational Element, and make amendments as necessary, pursuant to Florida Statutes, the Interlocal Agreement, and other objectives and policies herein. **Policy EDU-1.8.7.** Coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance. **Policy EDU-1.8.8.** Coordinate with Miami-Dade County Public Schools and other jurisdictions and agencies as appropriate to eliminate infrastructure deficiencies surrounding existing school sites. **Policy EDU-1.8.9.** Coordinate with Miami-Dade County Public Schools to ensure the availability of adequate sites for the required educational facilities. **Policy EDU-1.8.10.** Coordinate with Miami-Dade County Public Schools as to the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities. **Policy EDU-1.8.11.** Account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans. **Objective EDU-1.9.** The City shall monitor, evaluate, and implement public school-related provisions in the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element. **Policy EDU-1.9.1.** Coordinate with Miami-Dade County Public Schools with reference to the monitoring, evaluation,

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responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities. **Policy EDU-1.8.11.** Account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans. **Objective EDU-1.9.** The City shall monitor, evaluate, and implement public school-related provisions in the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element. **Policy EDU-1.9.1.** Coordinate with Miami-Dade County Public Schools with reference to the monitoring, evaluation, and implementation of the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element, in accordance with Florida Statutes and the Interlocal Agreement. **Objective EDU-1.10.** The City in coordination with Miami-Dade County Public Schools shall ~~include and~~ adopt a countywide ~~f~~Future ~~c~~Conditions ~~m~~Map series which depicts the planned general location of proposed educational facilities. **Policy EDU-1.10.1.** The map series referenced as an Appendix showing the general location of proposed, existing, and ancillary educational facilities in Miami-Dade County is hereby adopted as part of the supporting documents, data, and analysis associated with the adoption of this element.	and implementation of the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element, in accordance with Florida Statutes and the Interlocal Agreement. **Objective EDU-1.10.** The City in coordination with Miami-Dade County Public Schools shall adopt a countywide Future Conditions Map series which depicts the planned general location of proposed educational facilities. **Policy EDU-1.10.1.** The map series referenced as an Appendix showing the general location of proposed, existing, and ancillary educational facilities in Miami-Dade County is hereby adopted as part of the supporting documents, data, and analysis associated with the adoption of this element.

Summary of Element

This element was formerly known as the *Traffic Circulation Element* and now includes the changes recommended in the 2006 EAR as well as additional policies related to maintaining and enhancing an interconnected multi-modal transportation system consisting of vehicular, transit, bicycle and pedestrian options. The element has been updated to include numerous new policies that support the expansion and further continuing the successful City sponsored trolley system. The mobility element also provides new policies to promote a pedestrian-oriented environment through quality design, improved connectivity/access and heightened safety considerations. The element was strengthened to encourage and further elaborate on the City's coordination, communication and cooperation with adjacent municipalities, Miami-Dade County, regional and state agencies on transportation issues.

Mobility

MOB

Vision: Provide progressive direction for the City's multi-modal transportation system in a way that sustains the City's natural, aesthetic, historic, cultural, social and economic resources.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.	**Goal MOB-1.** Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.
Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	**Objective MOB-1.1.** Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.
Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	**Policy MOB-1.1.1.** Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.
Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	**Policy MOB-1.1.2.** Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.
Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	**Policy MOB-1.1.3.** Locate higher density development along transit corridors and near multimodal stations.
Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.	**Policy MOB-1.1.4.** Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.
Policy MOB-1.1.5. Improve amenities ~~such as public spaces~~, within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulbouts, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	**Policy MOB-1.1.5.** Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulbouts, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.
Policy MOB-1.1.6. Employ further measures to increase trolley ridership beyond the current peak day of 5,000 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, achieve a trolley ridership goal of at least 7,500 passengers daily.	**Policy MOB-1.1.6.** Employ further measures to increase trolley ridership beyond the current peak day of 5,000 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, achieve a trolley ridership goal of at least 7,500 passengers daily.
Policy MOB-1.1.7. Research the expansion of the current trolley system by 2010 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-1.1.7.** Research the expansion of the current trolley system by 2010 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-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impacts and increase traffic into adjacent residential areas.	**Policy MOB-1.1.8.** Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.
Policy MOB-1.1.9. The City shall undertake a Transportation Master Plan by 2011 to specifically identify 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.	**Policy MOB-1.1.9.** The City shall undertake a Transportation Master Plan by 2011 to specifically identify 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.
~~**Goal 2-1.** ENSURE INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM. The City is to ensure the balanced provision for an integrated multi-modal transportation system which encourages the efficient, safe~~	**Goal MOB-2.** The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City's Comprehensive Plan while maintaining the economic viability of the City's businesses, and continued enhancement of the quality of life for the City's neighborhoods. ☑
	Objective MOB-2.1. All roads within the City are classified as roads within Existing Urbanized Areas by the State of

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

~~and coordinated movement of people and goods within and through the City, while maintaining the historic, residential, cultural, and environmental quality and characteristics unique to the City.~~ ☑

Goal MOB-2. The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City's Comprehensive Plan while maintaining the economic viability of the City's businesses, and continued enhancement of the quality of life for the City's neighborhoods. ☑

Objective MOB-2.1. ~~ROADWAY LEVEL OF SERVICE (LOS) STANDARDS AND CONCURRENCY MANAGEMENT.~~ 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 ~~Metro~~ Miami-Dade County. ~~Coral Gables~~ The City shall reduce the number of roadways operating at a level of service lower than the ~~Level of Service (LOS)~~ Standards contained in the adopted policies of this element ~~from seven (7) to three (3) by January 2003, and~~ 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. ~~(3243)~~

Policy MOB-2.1.1. ~~MINIMUM ROADWAY LOS STANDARDS.~~ The minimum or lowest quality acceptable peak-period* operating ~~Level of Service (LOS)~~ standards for State Principal Arterial, Minor Arterial, County Minor Arterial, ~~and~~ County and City Collector roads within the City ~~of Coral Gables~~ shall be ~~as herein established: (3243)~~

~~Beginning January 1, 1995, the minimum acceptable peak-period LOS standard: shall be the following:~~

- Where ~~no public mass~~ public transit service does not exist, roadways shall operate at or above LOS E; ~~In~~ within the Special Transportation Area ~~STA's~~ (STA) twenty (20%) percent of non-State roads may operate below LOS E. All County roads within the STA will maintain LOS standards consistent with the County adopted standards.
- Where ~~mass~~ public transit service having headways of twenty (20) minutes or less is provided within ~~two (2)~~ 1/2 mile distance, roadways shall operate at no greater than one-hundred twenty (120%) percent of their capacity;
- Where ~~extraordinary~~ commuter rail or express bus public transit service ~~such as commuter rail or express bus service~~ exists, generally parallel roads within ~~2 miles~~ ½ mile shall operate at no greater than one-hundred fifty (150%) percent of their capacity.

  ** Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.* ☑

Policy MOB-2-1.2. ~~CONSTRAINED ROADWAYS.~~ Roadways that are physically or environmentally constrained or legislatively prohibited from expansion due to their valued historic, or cultural character, will be allowed to operate at a ~~level of service (LOS)~~ above the minimum established LOS standards. These roadways will continue to operate at such a level that significant degradation does not occur based on conditions existing at the time of local government comprehensive plan adoption. For roadways in urbanized areas such as the City, significant degradation means (1) an increase in average annual daily traffic of 10 percent above the maximum service volume, or (2) a reduction in operating speed for the peak direction in the 100th highest hour of 10 percent below the speed of the adopted LOS standard. ~~as established for Constrained Facilities; Constrained Roads, and/or non-State roads within an STA, operating above the minimum LOS standard E as of September 1, 1989 shall not operate at a LOS lower than that established under the 1995 standards.~~ The following roads are designated Constrained Facilities:

- U.S. 1 (S. Dixie Hwy., S.R. 5) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).

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Florida, and are within the Urban Infill Area (UIA) by Miami-Dade County. The City shall reduce the number of roadways operating at a level of service lower 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-2.1.1. The minimum or lowest quality acceptable peak-period* operating LOS standards for State Principal Arterial, Minor Arterial, County Minor Arterial, County and City Collector roads within the City shall be the minimum acceptable peak-period LOS standard:

- Where public transit service does not exist, roadways shall operate at or above LOS E; within the Special Transportation Area (STA) twenty (20%) percent of non-State roads may operate below LOS E. All County roads within the STA will maintain LOS standards consistent with the County adopted standards.
- Where public transit service having headways of twenty (20) minutes or less is provided within 1/2 mile distance, roadways shall operate at no greater than one-hundred twenty (120%) percent of their capacity;
- Where commuter rail or express bus public transit service exists, generally parallel roads within ½ mile shall operate at no greater than one-hundred fifty (150%) percent of their capacity.

  ** Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.* ☑

Policy MOB-2-1.2. Roadways that are physically or environmentally constrained or legislatively prohibited from expansion due to their valued historic, or cultural character, will be allowed to operate at a LOS above the minimum established LOS standards. These roadways will continue to operate at such a level that significant degradation does not occur based on conditions existing at the time of local government comprehensive plan adoption. For roadways in urbanized areas such as the City, significant degradation means (1) an increase in average annual daily traffic of 10 percent above the maximum service volume, or (2) a reduction in operating speed for the peak direction in the 100th highest hour of 10 percent below the speed of the adopted LOS standard. The following roads are designated Constrained Facilities:

- U.S. 1 (S. Dixie Hwy., S.R. 5) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- S.W. 40th Street (Bird Road) from Ponce de Leon Blvd. to S.W. 57th Avenue (Red Road).
- S.W. 8th Street (Tamiami Trail) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- S.W. 24th Street (Coral Way) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- Old Cutler Road from S.W. 72nd Street (Sunset Drive) to S.W. 57th Avenue (Red Road).
- S.W. 72nd Street (Sunset Drive) from Cartagena Circle to S.W. 57th Avenue (Red Road).
- S.W. 42nd Avenue (LeJeune Road) from Cartagena Circle to U.S. 1 (S. Dixie Hwy., S.R. 5). ☑

Policy MOB-2.1.3. Any section of any roadway may temporarily operate at a LOS lower than the established minimum if capacity improvements raising the LOS of such roadway to its standard are assured to exist on a timely basis as required by 9J-5.0055 (3) (c) – Concurrency Management System, Minimum Requirements for Concurrency for Transportation Facilities, as amended. ☑

Policy MOB-2.1.4. Issuance of all Developments Orders for new developments or expansions of existing developments shall be contingent upon compliance with the applicable LOS standards contained in this Comprehensive Plan. ☑

Policy MOB-2.1.5. The City shall maintain and update as needed its current procedures and requirements for all development, regardless of size, to contribute its proportionate share of transportation facilities, or funds or land, necessary to accommodate the impact of the proposed development. ☑

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- S.W. 40th Street (Bird Road) from Ponce de Leon Blvd. to S.W. 57th Avenue (Red Road).
- S.W. 8th Street (Tamiami Trail) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- S.W. 24th Street (Coral Way) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road).
- Old Cutler Road from S.W. 72nd Street (Sunset Drive) to S.W. 57th Avenue (Red Road).
- S.W. 72nd Street (Sunset Drive) from Cartagena Circle to S.W. 57th Avenue (Red Road).
- S.W. 42nd Avenue (LeJeune Road) from Cartagena Circle to U.S. 1 (S. Dixie Hwy., S.R. 5). ☑

Policy MOB-2.1.3. ~~TEMPORARY REDUCTION IN LOS STANDARD.~~ Any section of any roadway may temporarily operate at a LOS lower than the established minimum if capacity improvements raising the LOS of such roadway to its standard are assured to exist on a timely basis as ~~provided for through the concurrency management provisions of this plan.~~ required by 9J-5.0055 (3) (c) – Concurrency Management System, Minimum Requirements for Concurrency for Transportation Facilities, as amended. ☑

Policy MOB-2.1.4. ~~DEVELOPMENT ORDERS CONTINGENT ON COMPLIANCE.~~ Issuance of all Developments Orders for new developments or ~~significant~~ expansions of existing developments shall be contingent upon compliance with the applicable LOS standards contained in this Comprehensive Plan. ☑

Policy MOB-2.1.5. ~~FORMALIZE IMPLEMENTING PROCEDURES.~~ The City ~~of Coral Gables~~ shall ~~formalize~~ maintain and update as needed its current procedures and requirements for all development, regardless of size, to contribute its proportionate share of transportation facilities, or funds or land, necessary to accommodate the impact of the proposed development. ☑

Policy MOB-2.1.6. ~~SPECIAL TRANSPORTATION AREA.~~ The City shall maintain and update as needed its designated Special Transportation Area (STA). The STA reflects and supports ~~S~~ special planning and urban management needs related to severe limitations of right-of-way conditions, high land values, urban infill development, highly regarded historic, aesthetic, environmental and unique residential nature of the area, combined with central business district requirements for LOS standards which support more intense road and mass transit utilization for productive and essential human and business interaction are recognized by the City's establishment of a special transportation area (STA). ~~(3243)~~ The STA is currently defined as the area bounded by Tamiami Trail (S.W. 8th Street), Flagler Street and the City Limits on the North; Sunset Drive on the South, Red Road (S.W. 57th Avenue) on the West & Cartagena Plaza, LeJeune Road, the City Limits and Douglas Road (S.W. 37th Avenue) on the East; less the area contained within the Gables Redevelopment and Infill District (GRID) as described in Policy 2.2.1 of this Element. All transportation facilities within the STA shall be considered both as individual facilities and as an integrated functional system for balanced transportation services. ~~(3243)~~ ☑

Policy MOB-2.1.7. ~~SUPPORT METRO-DADE COUNTY MASS TRANSIT. Although the City is not required to adopt a mass transit element, it~~ The City recognizes that traffic circulation and minimization of traffic via promotion of ~~is dependent upon mass transit operated within the City of Coral Gables under the authority of Metro- Miami-Dade County. The provision of~~ efficient mass transit and paratransit services that serve existing and future trip generators and attractors is ~~are~~ essential and an important goal providing for ~~to~~ the continued development of the City. Therefore, the City shall continue to support and supplement mass transit by expansion of its current successful trolley system in conjunction with ~~Metropolitan~~ Miami-Dade County ~~in its authorization and provision of these necessary~~ mass transit services. Such support shall include the expansion of trolley system, continued improvement of existing trolley system, enforcement of the adopted LOS standards, roadway design standards, and effective transportation mode options that enhance efficient person-trip and vehicular movements and reduces accident potential. Support shall also continue to include participation in the

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Policy MOB-2.1.6. The City shall maintain and update as needed its designated Special Transportation Area (STA). The STA reflects and supports special planning and urban management needs related to severe limitations of right-of-way conditions, high land values, urban infill development, highly regarded historic, aesthetic, environmental and unique residential nature of the area, combined with central business district requirements for LOS standards which support more intense road and mass transit utilization for productive and essential human and business interaction are recognized by the City's establishment of a special transportation area (STA). The STA is currently defined as the area bounded by Tamiami Trail (S.W. 8th Street), Flagler Street and the City Limits on the North; Sunset Drive on the South, Red Road (S.W. 57th Avenue) on the West & Cartagena Plaza, LeJeune Road, the City Limits and Douglas Road (S.W. 37th Avenue) on the East; less the area contained within the Gables Redevelopment and Infill District (GRID) as described in Policy 2.2.1 of this Element. All transportation facilities within the STA shall be considered both as individual facilities and as an integrated functional system for balanced transportation services. ☑

Policy MOB-2.1.7. The City recognizes that traffic circulation and minimization of traffic via promotion of efficient mass transit and paratransit services that serve existing and future trip generators and attractors is essential and an important goal providing for the continued development of the City. Therefore, the City shall continue to support and supplement mass transit by expansion of its current successful trolley system in conjunction with Miami-Dade County mass transit services. Such support shall include the expansion of trolley system, continued improvement of existing trolley system, enforcement of the adopted LOS standards, roadway design standards, and effective transportation mode options that enhance efficient person-trip and vehicular movements and reduces accident potential. Support shall also continue to include participation in the intergovernmental coordination activities of the Metropolitan Planning Office (MPO), Florida Department of Transportation, and the Transportation Plan Technical Advisory Committee of Miami-Dade County, South Florida Regional Planning Council forums/committees or other applicable local government forums/committees in the formulation of transportation policy and efforts to maintain adopted City and regional LOS standards. ☑

Objective MOB-2.2. The City shall maintain and continue to monitor its Transportation Concurrency Exception Area (TCEA) within the City's Concurrency Management Program pursuant to the policies listed below. ☑

Policy MOB-2.2.1. The City shall maintain and continue to monitor its Gables Redevelopment and Infill District (GRID) as adopted pursuant to Ordinance #3148 adopted 08.29.1995 to ensure compliance with its established LOS standards and established boundaries. ☑

The specific geographic area of the Gables Redevelopment and Infill District (GRID) is bounded on the north by Tamiami Trail (SW 8th Street), beginning at Douglas Road and proceeding west along Tamiami Trail, then south along the city boundary to LeJeune Road, then south to Ponce de Leon Boulevard, then southwest to Red Road, then south to Sunset Road, then north at Lot 14, Block 29, Riviera Section Part 14 to San Ignacio Street, then west to Nervia Street, then north-northeast (projected) to Caballero Boulevard, then north to Hardee Road, then west to Mariposa Avenue, then northeast to Mariposa Court then northwest to Madruga Avenue, then northeast to Maynada Street, then north to Miami-Homestead Avenue, then northeast to Miller Road, then east to Riviera Drive, then northeast to Menendez Avenue, then northeast to Rosaro Street then east to LeJeune Road, then north to Grant Drive, then east to Washington Drive north and northeast to Lincoln Drive, then north to Grand Avenue, then east to Brooker Street, then north to Florida Avenue, then west to South Dixie Highway, then northeast to Brooker Street, then proceeding west then north along the western city boundary to point of beginning at the intersection of Tamiami Trail (SW 8th Street) and Douglas Road as exhibited on the MOB-2: Gables Redevelopment Infill Districts (GRID) Map.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

intergovernmental coordination activities of the Metropolitan Planning Office MPO, Florida Department of Transportation, and the Transportation Plan Technical Advisory Committee of Miami-Dade County, South Florida Regional Planning Council forums/committees or other applicable local government forums/committees in the formulation of transportation policy and efforts to maintain adopted City and regional LOS ~~level of service~~ standards. ☑

~~MAP 2.1. TRAFFIC MAP - FUNCTIONAL CLASSIFICATION OF EXISTING ROADWAYS is included by reference and adopted to establish the functional classification of roadways within the City. The location of the primary mass transit terminals for Metro-Rail along the South Dixie Highway corridor at the University of Miami, and at Douglas Road, and the Metro-Transit bus terminal at Salzedo Street and Aragon Avenue shall be added to this map to reflect the key mass transit nodes within the City. Additionally, the following are collector and arterial roadways where mass transit service having headways of twenty (20) minutes or less is provided within two (2) mile distance:~~
~~U.S. 1 (S. Dixie Hwy.,S.R. 5) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road); S.W. 40th Street (Bird Road) from Ponce de Leon Blvd. to S.W. 57th Avenue (Red Road); Ponce de Leon Blvd. from S.W. 57th Avenue (Red Road) to S.W. 42nd Avenue (LeJeune Road); S.W. 8th Street (Tamiami Trail) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road); S.W. 24th Street (Coral Way) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road); Old Cutler Road from S.W. 72nd Street (Sunset Drive) to S.W. 57th Avenue (Red Road); S.W. 72nd Street (Sunset Drive) from Cartagena Circle to S.W. 57th Avenue (Red Road); S.W. 42nd Avenue (LeJeune Road) from Cartagena Circle to S.W. 8th Street (Tamiami Trail). Granada Boulevard from S.W. 8th Street (Tamiami Trail) to S.W. 72nd Street (Sunset Drive). University Drive from S.W. 40th Street (Bird Road) to S.W. 42nd Avenue (LeJeune Road) S.W. 37th Avenue (Douglas Road) from U.S. 1 (S. Dixie Hwy.,S.R. 5) to S.W. 8th Street (Tamiami Trail); S.W. 57th Avenue (Red Road) from U.S. 1 (S. Dixie Hwy., S.R. 5) to S.W. 8th Street (Tamiami Trail).~~

~~Additionally, the following are collector and arterial roadways where extraordinary transit services such as commuter rail or express bus service exists, generally parallel to and within to (2) mile of such roads:~~
~~U.S. 1 (S. Dixie Hwy.,S.R. 5) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road); S.W. 40th Street (Bird Road) from Ponce de Leon Blvd. to S.W. 57th Avenue (Red Road); S.W. 8th Street (Tamiami Trail) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road); S.W. 24th Street (Coral Way) from S.W. 37th Avenue (Douglas Road) to S.W. 57th Avenue (Red Road); S.W. 42nd Avenue (LeJeune Road) from Cartagena Circle to S.W. 8th Street (Tamiami Trail).~~ ☑

~~**Policy 2-1.1.9.** MAP 2.1.1 TRAFFIC MAP - "STA" AND "GRID." Map 2.1.1., which shows the location of the "STA" and the "GRID" within Coral Gables, is included by reference and adopted to delineate the boundary of the special transportation area (STA) within which all roads shall be measured for service capacity against the Level of Service standard for STA designated facilities. All roads within the city have been constructed along their planned corridors. No change in functional classification is planned for future road facilities.~~ ☑

Objective MOB-2.2. ~~**Objective 2-1.2.** TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA). Provide a~~ The City shall maintain and continue to monitor its Transportation Concurrency Exception Area (TCEA) within the City's Concurrency Management Program pursuant to the policies listed below. ~~(3243)~~ ☑

Policy MOB-2.2.1. ~~GABLES REDEVELOPMENT AND INFILL DISTRICT (GRID).~~ The City shall maintain and continue to monitor its Gables Redevelopment and Infill District (GRID) as adopted pursuant to Ordinance #3148 adopted 08.29.1995 to ensure compliance with its established LOS standards and established boundaries. ☑

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Policy MOB-2.2.2. A proposed development will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Plan and it meets the following criteria pursuant to Section 163.3180 (5) (b), Florida Statutes, as amended:

- The proposed development is located within the Gables Redevelopment and Infill District.
- If the project would result in an increase in peak-period traffic volume on a Florida Intrastate Highway System (FIHA).
- FIHA roadway that is operating below any adopted LOS standard, which increase would exceed two (2%) percent of the capacity of the roadway at the adopted LOS standard, the City shall require the developer and successors to implement and maintain trip reduction measures to reduce travel by single-occupant vehicles so that the resultant increase in traffic volume does not exceed two (2%) percent.

Policy MOB-2.2.3. The City will maintain and update, as required in its Concurrency Management Program (CMP) or administrative rules, appropriate criteria and methodologies to implement the exception authorized in this policy consistent with requirements of Chapter 163, F.S., as amended.

Policy MOB-2.2.4. A proposed development, that conforms to the criteria enumerated in Section 163.3180(6), F.S., as amended and is located in any portion of the Gables Redevelopment and Infill District (GRID) where an affected transportation facility is operating below its adopted LOS standard, is deemed to have a de minimis impact that, alone or in combination with other similar or lesser impacts, will not cause unacceptable degradation of the level of service on affected transportation facilities. The City will maintain and update as required in its Concurrency Management Program or administrative rules appropriate methodologies for determining and monitoring de minimis impacts consistent with Section 163.3180(6), F.S., as amended, and Chapter 9J-5, Florida Administrative Code, as amended.

Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. The City shall research the following:

- The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.
- Potential development incentives and/or economic incentives to promote trolley ridership.
- Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability. ☑

Objective MOB-2.3. Provide for a safe, convenient, efficient and interconnected multi-modal transportation system. ☑

Policy MOB-2.3.1. The City shall, as a part of its development review process, continue to maximize utilization of existing roadway capacity and reduce peak period congestion by implementing to the maximum extent feasible, traffic operation improvements and transportation systems management alternatives including but not limited to the following:

- Limitations of the number and width of vehicular driveways/curbcuts on streets to minimize pedestrian intrusion/obstacles.
- Improved signal timing.
- Intersection signing, markings, channelization.
- Restrictions and management of on-street parking.

The specific geographic area of the Gables Redevelopment and Infill District (GRID) is ~~contained within a line as follows and is shown on Map 2-1.1:~~ ~~(3243)~~ bounded on the north by Tamiami Trail (SW 8th Street), beginning at Douglas Road and proceeding west along Tamiami Trail, then south along the city boundary to LeJeune Road, then south to Ponce de Leon Boulevard, then southwest to Red Road, then south to Sunset Road, then north at Lot 14, Block 29, Riviera Section Part 14 to San Ignacio Street, then west to Nervia Street, then north-northeast (projected) to Caballero Boulevard, then north to Hardee Road, then west to Mariposa Avenue, then northeast to Mariposa Court then northwest to Madruga Avenue, then northeast to Maynada Street, then north to Miami-Homestead Avenue, then northeast to Miller Road, then east to Riviera Drive, then northeast to Menendez Avenue, then northeast to Rosaro Street then east to LeJeune Road, then north to Grant Drive, then east to Washington Drive north and northeast to Lincoln Drive, then north to Grand Avenue, then east to Brooker Street, then north to Florida Avenue, then west to South Dixie Highway, then northeast to Brooker Street, then proceeding west then north along the western city boundary to point of beginning at the intersection of Tamiami Trail (SW 8th Street) and Douglas Road as exhibited on the MOB-2: Gables Redevelopment Infill Districts (GRID) Map. ~~herein:~~

~~(insert existing GRID map)~~

Policy MOB-2.2.2. ~~EXCEPTION TO TRANSPORTATION CONCURRENCY.~~ A proposed development will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Plan and it meets the following criteria pursuant to Section 163.3180 (5) (b), Florida Statues, as amended: ~~(3243)~~

- The proposed development is located within the Gables Redevelopment and Infill District. ~~; and~~
- If the project would result in an increase in peak-period traffic volume on a Florida Intrastate Highway System (FIHA).
- FIHA roadway that is operating below any adopted LOS standard, which increase would exceed two (2%) percent of the capacity of the roadway at the adopted LOS standard, the City shall require the developer and successors to implement and maintain trip reduction measures to reduce travel by single-occupant vehicles so that the resultant increase in traffic volume does not exceed two (2%) percent.

Policy MOB-2.2.3. ~~IMPLEMENTATION OF THE EXCEPTION.~~ ~~Coral Gables shall include~~ The City will maintain and update, as required in its Concurrency Management Program (CMP) ~~ordinance~~ or administrative rules, appropriate criteria and methodologies to implement the exception authorized in this policy consistent with requirements of Chapter 163, ~~Part II, Florida Statues~~ F.S., as amended. ~~(3243)~~

Policy MOB-2.2.4. ~~DEVELOPMENTS WITH A DE MINIMIS IMPACT.~~ A proposed development, that conforms to the criteria enumerated in Section 163.3180(6), F.S., as amended and is located in any portion of the Gables Redevelopment and Infill District GRID where an affected transportation facility is operating below its adopted LOS standard, is deemed to have a de minimis impact that, alone or in combination with other similar or lesser impacts, will not cause unacceptable degradation of the level of service on affected transportation facilities. ~~Coral Gables shall include~~ The City will maintain and update as required in its C~~c~~oncurrency M~~m~~anagement P~~p~~rogram ~~ordinance~~ or administrative rules appropriate methodologies for determining and monitoring de minimis impacts consistent with Section 163.3180(6), F.S., as amended and Chapter 9J-5, Florida Administrative Code, as amended. ~~(3243)~~

~~**Policy 2-1.2.5.** FUNDING PRIORITY FOR HIGHWAY AND TRANSIT PLANNING ACTIVITIES. In highway and transit planning activities of the City and the Metropolitan Planning Organization (MPO), the City will give~~

- The use of mass transit and paratransit services.
- Possible expansion of routes of the existing trolley system.
- Continue improvements of the existing trolley system (i.e., additional cars).
- Employer-based van pooling, car pooling.
- Employer-based staggered and/or flexible work hours.
- Provisions for the accommodation of bicycles and associated bicycle support facilities. ☑

Policy MOB-2.3.2. Accessibility to major thoroughfares shall be limited to adequate, properly designed and safe systems through adopted design standards and procedures, which at a minimum address: adequate vehicle storage and turning bays; spacing and design of median openings and curb cuts; provision and maintenance of service roads; driveway access and spacing. ☑

Policy MOB-2.3.3. High frequency accident locations shall be monitored by maintaining detailed data acquired by the City from other agencies, in order to provide accident/crash related information and to maintain an early warning system as to the identification of serious deficiencies and the development of potential roadway and other transportation improvements and measures to address the identified hazardous conditions. ☑

Policy MOB-2.3.4. The City shall require private and public development projects to adhere to the City's Citywide Bicycle Lane Master Plan, 2004 and possible expansion of bicycle and pedestrian ways throughout the City (see MOB-1: Bicycle Facilities Map). ☑

Policy MOB-2.3.5. As a part of development review, the City shall promote the safe movement of bicycle and pedestrian traffic. ☑

Objective MOB-2.4. Coordinate proposed transportation projects and measures with a specific emphasis on traffic circulation with future land uses and capital improvements element as adopted on the Future Land Use Map series and all other pertinent and applicable City adopted documents recognizing fiscal and physical constraints. ☑

Policy MOB-2.4.1. The City, through the Concurrency Management Program, shall continually monitor and evaluate the impacts of existing and future land development on the transportation system in order to achieve integrated management of land use decisions and traffic circulation impacts, particularly outside of the STA and GRID.

Policy MOB-2.4.2. The City shall maintain consistency between the adopted Mobility element policies and other adopted policies of the Comprehensive Plan.

Policy MOB-2.4.3. The adopted Land Use Plan Maps shall be used to guide the planning of future transportation corridors to ensure the proper coordination between transportation planning and future development patterns.

Objective MOB-2.5. On an annual basis, pursuant to the requirements of Chapter 380, F.S., as amended, the City shall coordinate their plans and programs with those of the Metropolitan Planning Organization, Miami-Dade Transit, Miami-Dade Public Works, Florida Dept of Transportation, as well as those from regional and local jurisdictions. ☑

Policy MOB-2.5.1. The City shall review proposed transportation plans and proposed transportation projects by other governmental agencies with regards to compatibility with the City Comprehensive Plan and other applicable adopted plans and programs by the City. The governmental agencies include, but are not limited to, the

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~~highest priority to the funding of necessary capacity improvements to any roadways and transit services that would help to relieve congestion on FIHS facilities, as defined in Section 338.001, FS, which are operating below their adopted LOS standard and which congestion can be attributed to development in the City and other areas. (3243)~~ ☑

Policy MOB-2.2.5. ~~INFILL AND REDEVELOPMENT IN APPROPRIATE PARTS OF THE CITY.~~ As a vibrant mature City located in rapidly growing Miami-Dade County, ~~Coral Gables~~ the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. ~~This has included or shall include: (3243).~~ The City shall research the following:

- ~~The Central Business District designation for the commercial core around Miracle Mile.~~
- ~~The City's sponsorship of a public-private venture for redevelopment of the Bus Terminal as a multi-use retail, office, and residential site.~~
- ~~The City's redevelopment of Lot 22 as an off-street parking structure with street level retail components.~~
- ~~The possible redevelopment of the City's equipment Yard into a mixed use village.~~
- ~~A possible light~~ The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus ~~in the GRID area part of the City traveling approximately from the Douglas Entrance, a huge mixed use redevelopment project, to the Metrorail Station at Douglas Avenue and US 1~~.
- ~~Possible incentives for the Douglas Apartment District~~. Potential development incentives and/or economic incentives to promote trolley ridership.
- Maintain~~ing~~ the existing Coral Gables Mediterranean Style Design ~~Ordinance~~ Standards, which awards density and height bonuses for developments ~~in the Mediterranean Design District.~~ which provide pedestrian amenities thereby encouraging walkability. ☑

Objective MOB-2.3. ~~MULTI-MODAL TRANSPORTATION SYSTEM.~~ Provide for a safe, convenient, ~~and~~ efficient ~~motorized and non-motorized~~ and interconnected multi-modal transportation system. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ ☑

Policy MOB-2.3.1. ~~IMPLEMENT TRAFFIC OPERATIONS IMPROVEMENTS AND TRANSPORTATION SYSTEM MANAGEMENT ALTERNATIVES.~~ The City shall as a part of its development review process continue to maximize utilization of existing roadway capacity and reduce peak period congestion by implementing to the maximum extent feasible, traffic operation improvements and transportation systems management alternatives including but not limited to the following:

- Limitations of the number and width of vehicular driveways/curbcuts on streets to minimize pedestrian intrusion/obstacles.
- Improved signal timing.
- Intersection signing, markings, channelization.
- Restrictions and management of on-street parking.
- The use of mass transit and paratransit services.
- Possible expansion of routes of the existing trolley system.
- Continue improvements of the existing trolley system (i.e., additional cars).
- Employer-based van pooling, car pooling.
- Employer-based staggered and/or flexible work hours.
- Provisions for the accommodation of bicycles and associated bicycle support facilities. ☑

Policy MOB-2.3.2. ~~MAJOR THOROUGHFARE ACCESSIBILITY.~~ Accessibility to major thoroughfares shall be

Revised Goals, Objectives and Policies

Metropolitan Planning Organization, Miami-Dade Transit, Miami-Dade Public Works, Florida Dept of Transportation, as well as those from regional and local jurisdictions. ☑

Objective MOB-2.6. Rights-of-way and transportation corridor needs for existing and future transportation facilities shall be designated and reserved. ☑

Policy MOB-2.6.1. The City shall continue to maintain and conform with the minimum right-of-way requirements as established by appropriate agencies, as balanced against the historic, aesthetic, cultural and residential character of the City, as well as having compatibility with the City adopted Comprehensive Plan and other applicable plans and programs. ☑

Policy MOB-2.6.2. The City shall require the dedication of the appropriate share of the necessary right-of-way from all developments at the time of development to maintain vehicular circulation in association with pedestrian circulation as provided for within this element. ☑

Policy MOB-2.6.3. Advanced rights-of-way shall be reviewed or acquired, where necessary, for future transportation improvements identified in the adopted Comprehensive Plan. (Due to further review of the language, it was determined that this policy would remain as is).

Objective MOB-2.7. The City's Comprehensive Plan, this element and all applicable plans and programs shall protect and minimize any potential traffic impacts to the community and residential neighborhoods. ☑

Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design. ☑

Policy MOB-2.7.2. Major thoroughfares and intersections should be located and designed in a manner which would not tend to sever or fragment land which is or could otherwise be developed as well defined residential neighborhoods. (Due to further review of the language, it was determined that this policy would remain).

Policy MOB-2.7.3. Because of the unique historic, aesthetic and residential qualities of Coral Way, Bird Road, Old Cutler Road, Red Road and Douglas Road these arterial roadways shall be maintained at their present designation and capacity. ☑

Objective MOB-2.8. The City shall plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values. ☑

Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following:

- Promote expansion of the City's existing tree canopy.
- Provide screening of potentially objectionable uses.
- Serve as visual and sound buffers.
- Provide a comfortable environment for pedestrian walking (walkability) and other activities.
- Improve the visual attractiveness of the urban and residential areas (neighborhoods). ☑

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limited to adequate, properly designed and safe systems through adopted design standards and procedures, which at a minimum address: adequate vehicle storage and turning bays; spacing and design of median openings and curb cuts; provision and maintenance of service roads; driveway access and spacing. ☑

Policy MOB-2.3.3. ~~MONITOR HIGH FREQUENCY ACCIDENT LOCATIONS.~~ High frequency accident locations shall be monitored by maintaining detailed data acquired by the City from other agencies, in order to provide accident/crash ~~greater functional design~~ related information and to maintain an early warning system as to the ~~development~~ identification of serious deficiencies and the development of potential ~~for design~~ roadway and other transportation improvements and measures ~~which may alleviate~~ to address the identified hazardous conditions. ☑

Policy MOB-2.3.4. ~~MAINTAIN AND SEEK ADDITIONAL OPPORTUNITES FOR BICYCLE AND PEDESTRIAN WAYS.~~ The City shall require private and public development projects to adhere to the City's Citywide Bicycle Lane Master Plan, 2004 and possible expansion of ~~consider~~ bicycle and pedestrian ways throughout the City (see MOB-1: Bicycle Facilities Map). ~~in the planning of transportation facilities.~~ ☑

Policy MOB-2.3.5. ~~PROMOTE SAFE BICYCLE AND PEDESTRIAN MOVEMENTS.~~ As a part of development review, the City shall promote the safe movement of bicycle and pedestrian traffic. ~~in development.~~ ☑

Objective MOB-2.4. ~~COORDINATE LAND USE AND TRANSPORTATION.~~ Coordinate proposed transportation projects and measures with a specific emphasis on traffic circulation ~~system~~ with future land uses and capital improvements element as adopted on the Future Land Use Map series and ~~the Plan~~, all other pertinent and applicable City adopted documents recognizing fiscal and physical constraints. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ ☑

~~**Policy 2-1.4.1.** ESTABLISH PEAK PERIOD LOS STANDARDS. The City shall establish peak period level of service standards for the non-constrained City arterial and collector roadways.~~ (This policy was deleted due to further review).

Policy MOB-2.4.1. ~~INTEGRATED TRANSPORTATION AND LAND USE PLANNING.~~ The City, through the Concurrency Management Program ~~System,~~ shall continually monitor and evaluate the impacts of existing and future land development on the transportation system in order to achieve integrated management of land use decisions and traffic circulation impacts, particularly outside of the STA and GRID. ~~(3243)~~

Policy MOB-2.4.2. ~~MAINTAIN CONSISTENCY AMONG COMPREHENSIVE PLAN ELEMENTS.~~ The City shall maintain consistency between the adopted Mobility ~~traffic circulation~~ element policies and other adopted policies of the Comprehensive Plan.

Policy MOB-2.4.3. ~~USE OF LAND USE MAPS IN TRANSPORTATION PLANNING.~~ The adopted Land Use Plan Maps shall be used to guide the planning of future transportation corridors to ensure the proper coordination between transportation planning and future development patterns.

~~**Policy 2-1.4.5.** IMPROVING MOBILITY. By January 2005, the City shall consider and may adopt regulations which require new development and encourage existing development to participate in implementing strategies to improve mobility, such as van pooling, car pooling, guaranteed ride home, provision for pedestrian and bicyclists. (3243)~~ ☑

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Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as buildout continues pursuant to the established Comprehensive Plan and Map. ☑

Policy MOB-2.8.3. The City shall avoid transportation improvements that negatively impact environmentally sensitive areas identified in the Comprehensive Plan. ☑

Policy MOB-2.8.4. If no feasible alternative exists, needed transportation facilities may be placed in environmentally protected conservation areas. However, such areas are to be limited and design techniques used to minimize the negative impact upon the natural systems to the greatest extent possible ☑

Policy MOB-2.8.5. New roads shall be designed to prevent and control soil erosion, minimize destructive secondary impacts of clearing and grubbing operations, minimize storm run-off, and avoid unnecessary changes in drainage patterns. Design of new roadways shall be undertaken so as to make them compatible with the surrounding environment, complement adjacent development and provide an aesthetically pleasing visual experience to the user and to the adjacent area. ☑

Policy MOB-2.8.6. The City shall pursue and support transportation projects and programs (e.g., rapid transit, express buses, high occupancy vehicles (HOV), bikeways, etc.) that will help to maintain or improve air quality and help conserve energy. ☑

Goal MOB-3. Develop strategies and policies to reduce automobile travel demand or to redistribute that demand in space or time that support the general concepts of Transportation Demand Management (TDM) to deliver better environmental outcomes, improve public health, as well as create a stronger and more livable City.

Objective MOB-3.1. Provide efficient use, availability and notification of parking within the City.

Policy MOB-3.1.1. The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following:

- Additional opportunities for visible/clear signage identifying public parking facilities or opportunities to "intercept" vehicle parking patrons.
- Wayfinding signage to direct "pedestrian parkers" to their destinations.
- Quality pedestrian connections between the parking facility and the initial destination and secondary destination(s), and City trolley.
- Creation of an online real-time access to parking location and occupancy information.
- Performance based pricing within high demand areas.
- Support a "park once" effort, whereas parking patrons become a "pedestrian" of "transit rider" between the City's downtown, adjoining retail centers, business attractors, employment centers and the University of Miami.
- Continue research on the use of shared parking for destinations for public facilities or the overall parking system.

Policy MOB-3.1.2. Management of existing public facilities or future public facilities shall be based on a Level of Service (LOS) that provide parking for short term users (i.e., visitors) within 500 feet of their initial destination and

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Objective MOB-2.5. ~~INTERGOVERNMENTAL COORDINATION.~~ On an annual basis, pursuant to the requirements of Chapter 380, F.S., as amended, the City shall coordinate their plans and programs with those ~~the plans and programs~~ of the Metropolitan Planning Organization, ~~Public Transportation Authority,~~ Miami-Dade Transit, Miami-Dade Public Works, Florida Dept of Transportation, as well as those from regional and local jurisdictions. ~~Chapter 380 FS based resource planning and management plans and Florida's Department of Transportation (FDOT) Five (5)-Year Transportation Plan. (3243)~~ ☑ **Policy MOB-2.5.1.** ~~CONSISTENCY OF TRANSPORTATION PLANS. Subsequent FDOT Five (5)-Year Transportation Plans (as well as Metropolitan Dade County's Transportation Improvement Program) shall be reviewed for consistency to ensure that they remain in keeping with Coral Gables comprehensive plan.~~ The City shall review proposed transportation plans and proposed transportation projects by other governmental agencies with regards to compatibility with the City Comprehensive Plan and other applicable adopted plans and programs by the City. The governmental agencies include, but are not limited to, the Metropolitan Planning Organization, Miami-Dade Transit, Miami-Dade Public Works, Florida Dept of Transportation, as well as those from regional and local jurisdictions. ☑ ~~**Policy 2-1.5.2.** CONSISTENCY BETWEEN CITY PLAN AND MPO LONG RANGE TRANSPORTATION PLAN UPDATE. The Coral Gables Comprehensive Plan and the Long Range Transportation Plan Update prepared by the Metropolitan Planning Organization shall be mutually consistent.~~ ☑ ~~**Policy 2-1.5.3.** ADDITIONAL CONSISTENCY MANDATES. The City shall review the compatibility of the Traffic Circulation Element and coordinate it with the Traffic Circulation Plan and Program of Metropolitan Dade County, adjacent municipalities and the South Florida Regional Planning Council and shall cooperate in maintaining adequate inter-regional mobility.~~ ☑ **Objective MOB-2.6.** ~~RIGHT-OF-WAY AND TRANSPORTATION CORRIDOR NEEDS.~~ Rights-of-way and transportation corridor needs for existing and future transportation facilities ~~needs~~ shall be designated and reserved. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ ☑ **Policy MOB-2.6.1.** ~~MINIMUM RIGHT-OF-WAY REQUIREMENTS.~~ The City shall continue to maintain and conform with the minimum right-of-way requirements as established by appropriate agencies, as balanced against the historic, aesthetic, cultural and residential character of the City, as well as having compatibility with the City adopted Comprehensive Plan and other applicable plans and programs. ☑ **Policy MOB-2.6.2.** ~~REQUIRED RIGHT-OF-WAY DEDICATION FOR NEW DEVELOPMENT.~~ The City shall require the dedication of the appropriate share of the necessary right-of-way from all developments at the time of development to maintain vehicular circulation in association with pedestrian circulation as provided for within this element. ☑ **Policy MOB-2.6.3.** ~~ADVANCED RIGHT-OF-WAY ACQUISITION.~~ Advanced rights-of-way shall be reviewed or acquired, where necessary, for future transportation improvements identified in the adopted Comprehensive Plan. (Due to further review of the language, it was determined that this policy would remain as is). **Objective MOB-2.7.** ~~PROTECT COMMUNITY/NEIGHBORHOOD RESIDENTIAL CHARACTER AND INTEGRITY.~~ The City's Comprehensive Plan, this ~~the traffic circulation~~ element and all applicable plans and programs ~~system will~~ shall protect and minimize any potential traffic impacts to the community and residential neighborhoods. ~~integrity. This objective shall be achieved through the implementation of the following policies.~~	beyond 500 feet for long term users. **Policy MOB-3.1.3.** Adopt by 2009, a payment in lieu of parking system allowing 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. **Objective MOB-3.2.** Protect single-family neighborhoods from commercial traffic intrusion. **Policy MOB-3.2.1.** Continue the use and improvement of the City's established Residential Parking Zone (RPZ) opportunities to protect single-family residential neighborhoods from parking and traffic intrusion. On an annual basis, evaluate neighborhoods and promote the establishment of the RPZ where substantial intrusion is occurring.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~(3243)~~ ☑ **Policy MOB-2.7.1.** ~~MAINTAIN RESIDENTIAL CHARACTER AND LIVABILITY.~~ The City ~~will strive to~~ shall via the review of development projects and city transportation improvement projects conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local ~~&~~ and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design. ☑ **Policy MOB-2.7.2.** ~~AVOID FRAGMENTING NEIGHBORHOODS.~~ Major thoroughfares and intersections should be located and designed in a manner which would not tend to sever or fragment land which is or could otherwise be developed as well defined residential neighborhoods. (Due to further review of the language, it was determined that this policy would remain). ~~**Policy 2-1.7.3.** CONTROLLING THROUGH TRAFFIC MOVEMENTS. The City shall discourage through traffic in neighborhoods by use of traffic management techniques, including signage, landscape design and roadway design.~~ (Due to further review of the language, it was determined that this policy is no longer needed). **Policy MOB-2.7.3.** ~~PROTECTING CERTAIN ARTERIALS.~~ Because of the unique historic, aesthetic and residential qualities of Coral Way, Bird Road ~~and~~ Old Cutler Road, Red Road and Douglas Road these arterial roadways shall be maintained at their present designation and capacity. ☑ **Objective MOB-2.8.** ~~QUALITATIVE FACTORS IN TRANSPORTATION PLANNING.~~ The City shall plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ ☑ **Policy MOB-2.8.1.** ~~CONITINUE THE REQUIREMENTR FOR THE PLACEMENT OF LANDSCAPING WITHIN CITY RIGHTS OF WAYS.~~ The City shall ~~provide~~ continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping ~~along roadways~~ within rights-of-ways to complete the following: • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). ~~and to maintain the quality of the environment within the City.~~ ☑ **Policy MOB-2.8.2.** ~~VEGETATION/LANDSCAPING WITHIN URBAN Areas.~~ The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights of ways and private properties since the urban fabric will be transformed into a significant urban center as buildout continues pursuant to the established Comprehensive Plan and Map. ☑ **Policy MOB-2.8.3.** ~~AVOID DISRUPTION OF ENVIRONMENTALLY SENSITIVE AREAS.~~ The City shall avoid transportation improvements ~~which encourage or subsidize development in~~ that negatively impact environmentally sensitive areas identified in the ~~conservation element~~ Comprehensive Plan. ☑	

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy MOB-2.8.4. ~~USE OF MITIGATION MEASURES.~~ If no feasible alternative exists, needed transportation facilities may be placed in environmentally protected conservation areas. However, such areas are to be limited and design techniques used to minimize the negative impact upon the natural systems to the greatest extent possible ~~in a balanced manner~~. ☑ **Policy MOB-2.8.5.** ~~PROTECTIVE MEASURES IN DESIGN OF NEW ROADWAYS.~~ New roads shall be designed to prevent and control soil erosion, minimize destructive secondary impacts of clearing and grubbing operations, minimize storm run-off, and avoid unnecessary changes in drainage patterns. Design of new roadways shall be undertaken so as to make them compatible with the surrounding environment, complement adjacent development and provide an aesthetically pleasing visual experience to the user and to the adjacent area. ☑ **Policy MOB-2.8.6.** ~~IMPROVING AIR QUALITY AND ENERGY CONSERVATION.~~ The City shall pursue and support transportation projects and programs (e.g., rapid transit, express buses, high occupancy vehicles (HOV), bikeways, etc.) that will help to maintain or improve air quality and help conserve energy. ☑ ~~**Policy 2-1.8.6.** IMPLEMENTING ADDITIONAL ROADWAY DESIGN MEASURES. Design of new roadways shall be undertaken so as to make them compatible with the surrounding environment, complement adjacent development and provide an aesthetically pleasing visual experience to the user and to the adjacent area.~~ ☑ ~~2-2 OTHER TRANSPORTATION RELATED ELEMENTS~~ ~~The City of Coral Gables is not required to include a Mass Transit Element in the Comprehensive Plan. There are no aviation, commercial shipping port, or commercial freight rail terminal facilities within the City. Elements for these facilities are not required for the City. Air space control surfaces for distant aviation facilities are well above any current or anticipated facilities within the City.~~ ☑ **Goal MOB-3.** Develop strategies and policies to reduce automobile travel demand or to redistribute that demand in space or time that support the general concepts of Transportation Demand Management (TDM) to deliver better environmental outcomes, improve public health, as well as create a stronger and more livable City. **Objective MOB-3.1.** Provide efficient use, availability and notification of parking within the City. Policy MOB-3.1.1. The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following: • Additional opportunities for visible/clear signage identifying public parking facilities or opportunities to "intercept" vehicle parking patrons. • Wayfinding signage to direct "pedestrian parkers" to their destinations. • Quality pedestrian connections between the parking facility and the initial destination and secondary destination(s), and City trolley. • Creation of an online real-time access to parking location and occupancy information. • Performance based pricing within high demand areas • Support a "park once" effort, whereas parking patrons become a "pedestrian" of "transit rider" between the City's downtown, adjoining retail centers, business attractors, employment centers and the University of Miami. • Continue research on the use of shared parking for destinations for public facilities or the overall parking	

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
system. **Policy MOB-3.1.2.** Management of public existing facilities or future public facilities shall be based on a Level of Service (LOS) that provide parking for short term users (i.e., visitors) within 500 feet of their initial destination and beyond 500 feet for long term users. **Policy MOB-3.1.3.** Adopt by 2009, a payment in lieu parking system allowing 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. **Objective MOB-3.2.** Protect single family neighborhoods from commercial traffic intrusion. **Policy MOB-3.2.1.** Continue the use and improvement of the City's established Residential Parking Zone (RPZ) opportunities to protect single family residential neighborhoods from parking and traffic intrusion. On an annual basis, evaluate neighborhoods and promote the establishment the RPZ where substantial intrusion is occurring.	

MOB	Mobility	Vision: Provide progressive direction for the City's multi-modal transportation system in a way that sustains the City's natural, aesthetic, historic, cultural, social and economic resources.
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☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Summary of Element

This element is a combination of the former *Conservation Element* and *Coastal Management Element* and now includes the changes recommended in the 2006 EAR as well as additional policies related to water conservation efforts to support regional water supply planning efforts. The purpose of this element is to support the conservation and maintenance of the City's natural resources. The element includes policies to regulate development and other potential harmful effects on the environment as they relate to air, water, waste management, wildlife and native vegetative communities, all coastal resources, and historical resources. Additionally, this element provides for the protection of coastal zones, canals and waterways and historic sites. A new Goal related to the management of aquifer recharge areas was also incorporated with these EAR based changes.

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal NAT-1. ~~NATURAL AND ENVIRONMENTAL RESOURCES. To conserve, manage, use, and protect the natural and environmental resources of Coral Gables to ensure continued resource availability and environmental quality.~~ The City is an environmentally sustainable entity containing a healthy ecosystem in which natural resources are conserved, protected, maintained, enhanced, and restored. (This policy was revised the EAR recommendations due to further review). **Objective NAT-1.1.** ~~AIR QUALITY.~~ Maintain the best possible air quality, meeting or exceeding state and federal air quality standards. **Policy NAT-1.1.1.** ~~AIR QUALITY STANDARDS.~~ The City shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality, including enforcement of City ordinances which prohibit open burning and excessive vehicle exhausts. **Policy NAT-1.1.2.** ~~PROHIBITED ACTIVITIES.~~ Prohibit open burning and excessive vehicle exhausts ~~shall be prohibited~~. (This policy was revised the EAR recommendations due to further review). **Objective NAT-1.2.** ~~POTABLE WATER AVAILABILITY.~~ Secure provisions of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand. **Policy NAT-1.2.1.** ~~INTERGOVERNMENTAL COORDINATION FOR WATER CONSERVATION~~. Coordinate and cooperate with local, regional, state and federal agencies for the management and conservation of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable. **Policy NAT-1.2.2.** ~~IMPLEMENTATION WATER DEMAND MANAGEMENT POLICIES AND PROGRAMS.~~ Cooperate with Miami-Dade County and the South Florida Water Management District for the implementation of water demand management policies and programs. ☑ **Policy NAT-1.2.3.** ~~ENFORCING WATER QUALITY STANDARDS~~. ~~All federal, state, and regional water quality standards shall be enforced in Coral Gables~~. Cooperate with Miami-Dade County, the South Florida Water Management District (SFWMD), and other appropriate agencies in the enforcement of all federal, state, and regional water quality standards. ☑ **Policy NAT-1.2.4.** ~~EMERGENCY WATER CONSERVATION.~~ Cooperate with the Miami-Dade Water and Sewer ~~Authority~~ Department (MDWASD) and the ~~South Florida Water Management District~~ SFWMD to conserve water resources in emergencies. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.2.5.** Explore opportunities for alternative water supply resources. **Policy NAT-1.2.6.** Implementation of the 10-Year Water Supply Facilities Work Plan will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the City's future population. **Policy NAT-1.2.7.** The potable water network is an interconnected, countywide system, therefore, the City will cooperate with MDWASD to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists. The City will	**Goal NAT-1.** The City is an environmentally sustainable entity containing a healthy ecosystem in which natural resources are conserved, protected, maintained, enhanced, and restored. **Objective NAT-1.1.** Maintain the best possible air quality, meeting or exceeding state and federal air quality standards. **Policy NAT-1.1.1.** The City shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality, including enforcement of City ordinances which prohibit open burning and excessive vehicle exhausts. **Policy NAT-1.1.2.** Prohibit open burning and excessive vehicle exhausts. **Objective NAT-1.2.** Secure provisions of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand. **Policy NAT-1.2.1.** Coordinate and cooperate with local, regional, state and federal agencies for the management and conservation of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable. **Policy NAT-1.2.2.** Cooperate with Miami-Dade County and the South Florida Water Management District for the implementation of water demand management policies and programs. **Policy NAT-1.2.3.** Cooperate with Miami-Dade County, the South Florida Water Management District (SFWMD), and other appropriate agencies in the enforcement of all federal, state, and regional water quality standards. **Policy NAT-1.2.4.** Cooperate with the Miami-Dade Water and Sewer Department (MDWASD) and the SFWMD to conserve water resources in emergencies. **Policy NAT-1.2.5.** Explore opportunities for alternative water supply resources. **Policy NAT-1.2.6.** Implementation of the 10-Year Water Supply Facilities Work Plan will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the City's future population. **Policy NAT-1.2.7.** The potable water network is an interconnected, countywide system, therefore, the City will cooperate with MDWASD to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists. The City will prepare and submit a Water Conservation Plan to the County at the same time as the City submits the updated 5-Year Water Supply Facilities Work Plan. **Policy NAT-1.2.8.** If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact MDWASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with MDWASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse. **Policy NAT-1.2.9.** The City will enforce Miami-Dade County's Water Use Efficiency Standards. All future

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
prepare and submit a Water Conservation Plan to the County at the same time as the City submits the updated 5-Year Water Supply Facilities Work Plan. **Policy NAT-1.2.8.** If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact MDWASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with MDWASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse. **Policy NAT-1.2.9.** The City will enforce Miami-Dade County's Water Use Efficiency Standards ~~Ordinance adopted on February 5, 2008, and amended by Ordinance on September 2, 2008.~~ All future development within the City will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County, as amended. In addition, the future development will be required to comply with the landscape standards in Section 18-A and 18-B of the Miami-Dade County Code, as amended. **Policy NAT-1.2.10.** The City will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and WaterSense certified in all new and redeveloped residential projects. **Policy NAT-1.2.11.** The City will ~~encourage~~ educate the development community on the water saving benefits of the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects. **Policy NAT-1.2.12.** The City will ~~encourage~~ educate the development community on the water saving benefits of the use of Florida Friendly Landscapes guidelines and principles. The City will encourage through the use of educational materials, the use of the following techniques: ~~gutter downspouts, roof runoff, and~~ rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios. **Policy NAT-1.2.13.** The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan. **Objective NAT-1.3.** ~~MANAGING DISPOSAL OF WASTES~~. The City shall assure that generation, storage, transport, and disposal of wastes in the City ~~Coral Gables~~ is managed with the best available technology to protect environmental quality. (This policy was revised the EAR recommendations due to further review). **Policy NAT-1.3.1.** ~~MANDATORY WASTEWATER SYSTEM CONNECTING.~~ Ensure that when new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system at the time of building permit, if lines are available ~~within one-hundred twenty (120) days~~. ☑ ~~POLICY 6-1.3.2: REGULATING NEW SUBDIVISIONS AND SEWERAGE CONNECTIONS. New subdivisions which are reasonably accessible to sanitary sewers are required to provide sewerage and connections for each lot in~~	development within the City will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County, as amended. In addition, the future development will be required to comply with the landscape standards in Section 18-A and 18-B of the Miami-Dade County Code, as amended. **Policy NAT-1.2.10.** The City will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and Water Sense certified in all new and redeveloped residential projects. **Policy NAT-1.2.11.** The City will educate the development community on the water saving benefits of the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects. **Policy NAT-1.2.12.** The City will educate the development community on the water saving benefits of the use of Florida Friendly Landscapes guidelines and principles. The City will encourage through the use of educational materials, the use of the following techniques: rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios. **Policy NAT-1.2.13.** The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (Water SIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan. **Objective NAT-1.3.** The City shall assure that generation, storage, transport, and disposal of wastes in the City is managed with the best available technology to protect environmental quality. **Policy NAT-1.3.1.** Ensure that when new sewers are extended into an area currently using septic systems for wastewater disposal, all buildings must connect with the public wastewater collection system at the time of building permit, if lines are available. **Policy NAT-1.3.2.** Cooperate with appropriate public agencies to ensure that solid and hazardous wastes generated within the City are properly managed to protect the environment. **Policy NAT-1.3.3.** The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City are properly managed and disposed of properly to protect the environment. **Objective NAT-1.4.** The City shall conserve and protect the remaining natural systems of the City in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and implementation of protective development regulations. **Policy NAT-1.4.1.** The City will coordinate with South Florida Water Management District, Miami-Dade County, and state agencies to conserve and protect the natural resources of Biscayne Bay. **Policy NAT-1.4.2.** Coordination with other public and private plans and programs for conservation of natural resources.

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Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

~~the development.~~ ☑

Policy NAT-1.3.2. Cooperate with appropriate public agencies to ensure that solid and hazardous wastes generated within the City are properly managed to protect the environment.

~~POLICY 6-1.3.3: SEPTIC TANK STANDARDS. New septic tank systems shall meet applicable state standards for permitting.~~ ☑

Policy NAT-1.3.3. ~~INTERGOVERNMENTAL COORDINATION FOR SOLID AND HAZARDOUS WASTE.~~ The City shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the City are properly managed and disposed of properly to protect the environment.

Objective NAT-1.4. ~~CONSERVATION OF NATURAL SYSTEMS.~~ The City shall conserve and protect the remaining natural systems of the City ~~Coral Gables,~~ in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and implementation of protective development regulations. (This policy was revised the EAR recommendations due to further review).

Policy NAT-1.4.1. ~~BISCAYNE BAY.~~ The City will coordinate with South Florida Water Management District, Miami-Dade County, and state agencies to ~~C~~ conserve and protect the natural resources of Biscayne Bay. This policy was revised the EAR recommendations due to further review.

Policy NAT-1.4.2. ~~INTERGOVERNMENTAL COORDINATION.~~ Coordination with other public and ~~local government, state, federal, and~~ private plans and programs for conservation of natural resources ~~shall be incorporated into the city planning process~~. ☑

Policy NAT-1.4.3. ~~MANAGING AND REGULATING WETLANDS AND SUBMERGED LANDS.~~ Utilize wetlands and submerged lands ~~should be used~~ for purposes which are compatible with their natural values and functions. Revise ~~and~~ city land development regulations ~~should be revised~~ where warranted to provide these areas with the maximum possible protection. (This policy was revised the EAR recommendations due to further review).

Policy NAT-1.4.4. ~~ENFORCEMENT ACTIVITIES~~. Protect and conserve the natural functions of existing soils, fisheries, rivers, lakes, floodplains, estuarine marshes, native habitats/plant materials/ecosystems and marine habitats through enforcement of existing local, state, and federal regulations designed to protect and conserve these functions (see NAT-1: Soils and Minerals Map and NAT-2: Natural Resources Map). (This policy was revised the EAR recommendations due to further review).

Policy NAT-1.4.5. ~~DESIGNATION OF WETLANDS ON THE FUTURE LAND USE MAP. After January 1997, the City shall~~ Protect existing and annexed ~~the~~ wetlands within the City ~~Coral Gables~~ by designating ~~continuing to designate~~ those areas as "Conservation" on the Future Land Use Map, ~~and furthermore, the City shall designate any wetland areas annexed into Coral Gables as "Conservation" on the Future Land Use Map. (3243)~~ ☑

Objective NAT-1.5. ~~LAND USE PLANNING AND REGULATION.~~ The City shall preserve areas of significant environmental and public value through appropriate land use designations and implementation of protective development regulations. (This policy was revised the EAR recommendations due to further review).

Revised Goals, Objectives and Policies

Policy NAT-1.4.3. Utilize wetlands and submerged lands for purposes which are compatible with their natural values and functions. Revise city land development regulations where warranted to provide these areas with the maximum possible protection.

Policy NAT-1.4.4. Protect and conserve the natural functions of existing soils, fisheries, rivers, lakes, floodplains, estuarine marshes, native habitats/plant materials/ecosystems and marine habitats through enforcement of existing local, state, and federal regulations designed to protect and conserve these functions (see NAT-1: Soils and Minerals Map and NAT-2: Natural Resources Map).

Policy NAT-1.4.5. Protect existing and annexed wetlands within the City by designating those areas as "Conservation" on the Future Land Use Map.

Objective NAT-1.5. The City shall preserve areas of significant environmental and public value through appropriate land use designations and implementation of protective development regulations.

Policy NAT-1.5.1. Continue to cooperate with adjacent municipalities, Miami-Dade County, the South Florida Water Management District, and other appropriate jurisdictions to preserve and protect natural resources and natural areas.

Policy NAT-1.5.2. Continue to cooperate with the appropriate local, state and federal agencies for the protection of wildlife, endangered and threatened species and significant plant, flora, fauna and animal habitats.

Policy NAT-1.5.3. Wildlife shall be protected within the City.

Policy NAT-1.5.4. Existing native vegetative communities within the City shall be protected.

Objective NAT-1.6. Ensure that development projects and activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

Policy NAT-1.6.1. Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission.

Policy NAT-1.6.2. Require site-plan review and approval of all proposed development and redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

Policy NAT-1.6.3. Continue to enforce landscaping standards that require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species.

Policy NAT-1.6.4. Continue to utilize the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation.

Policy NAT-1.6.5. Explore strategies for promoting environmentally sensitive development, such as the U.S. Green Building Council's "Leadership in Energy and Environmental Design (LEED)" certification.

Natural Resources

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Policy NAT-1.5.1. ~~INTERLOCAL COORDINATION FOR NATURAL RESOURCE PROTECTION. The City shall~~ Continue to cooperate with adjacent municipalities, ~~and~~ Miami-Dade County, the South Florida Water Management District, and other appropriate jurisdictions to preserve and protect natural resources and natural areas. ☑

Policy NAT-1.5.2. ~~INTERGOVERNMENTAL COORDINATION FOR PROTECTION OF ENDANGERED/THREATENED SPECIES AND HABITATS. The City shall~~ Continue to cooperate with the appropriate local, state and federal agencies for the protection of wildlife, endangered and threatened species and significant plant, flora, fauna and animal habitats. (This policy was revised the EAR recommendations due to further review).

Policy NAT-1.5.3. ~~WILDLIFE PROTECTION.~~ Wildlife shall be protected within the City. ~~in Coral Gables.~~ This policy was revised the EAR recommendations due to further review.

Policy NAT-1.5.4. ~~PROTECTING NATIVE VEGETATIVE COMMUNITIES.~~ Existing native vegetative communities ~~in Coral Gables~~ within the City shall be protected. This policy was revised the EAR recommendations due to further review.

~~POLICY 6-1.5.5: PROVIDE BEAUTIFICATION OF PUBLIC OPEN SPACE SYSTEMS. Provide continued beautification of streets, rights-of-way and public open spaces and facilities within Coral Gables.~~ ☑

Objective NAT-1.6. ~~MANAGING MITIGATION ACTIVITIES.~~ Ensure that development projects and activities mitigate adverse ecological changes or ~~actually~~ improve previously degraded environmental conditions. (This policy was revised the EAR recommendations due to further review).

Policy NAT-1.6.1. ~~PROTECTING CONSERVATION AREAS.~~ Those areas designated on the Future Land Use Map for Conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the City Commission.

Policy NAT-1.6.2. ~~REQUIRED SITE PLAN REVIEW. The City shall~~ Require site-plan review and approval of all proposed development and ~~or~~ redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. (This policy was revised the EAR recommendations due to further review).

Policy NAT-1.6.3. ~~LANDSCAPING STANDARDS.~~ Continue to enforce landscaping standards that ~~shall be developed which~~ require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species. ☑

Policy NAT-1.6.4. ~~REGULATING DEVELOPMENT TO PROMOTE NATURAL RESOURCE CONSERVATION.~~ Continue to utilize ~~The City shall use~~ the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation. ☑

Policy NAT-1.6.5. Explore strategies for promoting environmentally sensitive development, such as the U.S. Green Building Council's "Leadership in Energy and Environmental Design (LEED)" certification.

Revised Goals, Objectives and Policies

Objective NAT-1.7. The City shall conserve, appropriately use, and protect minerals, soils and native vegetative communities. Assure the maintenance and conservation of trees within the City through continued maintenance of trees on all properties and the site plan development review process.

Policy NAT-1.7.1. Ensure the preservation of trees during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy.

Goal NAT-2. The City shall conserve, manage, use and protect natural and environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area.

Objective NAT-2.1. Maintain or improve coastal area and estuarine environmental quality, as measured by existing baseline environmental indicators for water quality provided by Miami-Dade Department of Environmental Regulation and Management. This objective shall be achieved through the implementation of the following policies.

Policy NAT-2.1.1. Development affecting coastal and estuarine water resources shall enhance biological and economic productivity of coastal resources.

Policy NAT-2.1.2. The wastewater disposal systems of the City shall maintain water quality at or exceeding applicable local, regional, state and federal standards.

Policy NAT-2.1.3. The City shall cooperate with the South Florida Water Management District, state agencies, and local government jurisdictions for area-wide water resources planning and management.

Policy NAT-2.1.4. The City shall cooperate with the appropriate state and local agencies for identifying, controlling and eliminating point sources of water pollution.

Policy NAT-2.1.5. All federal and state water quality standards shall be enforced in the City.

Objective NAT-2.2. Protect and conserve remaining coastal resources, including wetlands, living marine resources, wildlife habitat, and historic resources.

Policy NAT-2.2.1. Coordinate with appropriate public agencies for the management of the coastal zone to provide a balance between irreversible commitments and conservation of resources. Methods for coordinating with Miami-Dade County and neighboring local governments to prevent estuarine pollution and protection of Biscayne Bay, control surface water runoff, and protect living marine resources shall be identified and set forth in interlocal agreements or other methodologies.

Policy NAT-2.2.2. Review and incorporate appropriate changes to the City's Natural Resources Element for natural resource protection consistent with management plans by Miami-Dade County, and state and federal agencies.

Policy NAT-2.2.3. Land use planning and management of development regulations in the coastal zone shall be based on sound ecological principles and the public benefit.

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Change to comply with DCA ORC

Natural Resources

NAT

Vision: Maintain and enhance the natural environment in the City of Coral Gables and surrounding areas through the promotion of environmental protection and sustainability.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Objective NAT-1.7. ~~PROTECT MINERALS, SOILS, AND NATIVE VEGETATIVE COMMUNITIES.~~ The City shall conserve, appropriately use, and protect minerals, soils and native vegetative communities. Assure the maintenance and conservation of trees within the City ~~Coral Gables,~~ through continued maintenance of trees ~~within City~~ on all properties and the site plan development review process. ~~for new development~~. ☑ **Policy NAT-1.7.1.** ~~REGULATING PROTECTION OF NATIVE TREES.~~ Ensure the preservation of ~~native~~ trees ~~shall be preserved~~ during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance. ~~and if any native tree must be removed during development or redevelopment, another native tree shall be replanted to replace the removed tree~~. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy. ☑ **Goal ~~5-1~~ NAT-2**. ~~MANAGING COASTAL RESOURCES.~~ ~~To~~ The City shall conserve, manage, use and protect natural and environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area. ☑ **Objective NAT-2.1.** ~~MAINTAINING ENVIRONMENTAL QUALITY~~. Maintain or improve coastal area and estuarine environmental quality, as measured by existing baseline environmental indicators for water quality provided by Miami ~~Metro~~-Dade Department of Environmental Regulation and Management. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~ **Policy NAT-2.1.1.** ~~ENHANCING BIOLOGICAL AND ECONOMIC PRODUCTIVITY OF COASTAL RESOURCES.~~ Development affecting coastal and estuarine water resources shall enhance ~~provide for maintaining or enhancing~~ the biological and economic productivity of ~~those~~ coastal resources. **Policy NAT-2.1.2.** ~~WATER QUALITY STANDARDS FOR WASTEWATER DISPOSAL SYSTEMS~~. The wastewater disposal systems of the City ~~Coral Gables~~ shall maintain water quality at or exceeding applicable local, regional, state and federal standards. **Policy NAT-2.1.3.** ~~INTERGOVERNMENTAL COORDINATION.~~ The City shall cooperate with the South Florida Water Management District, state agencies, and local government jurisdictions for area-wide water resources planning and management. **Policy NAT-2.1.4.** ~~MANAGING WATER POLLUTION POINT SOURCES.~~ The City shall cooperate with the appropriate state and local agencies for identifying, controlling and eliminating point sources of water pollution. **Policy NAT-2.1.5.** ~~ENFORCE WATER QUALITY STANDARDS.~~ All federal and state water quality standards shall be enforced in the City. **Objective NAT-2.2.** ~~PROTECT AND CONSERVE COASTAL RESOURCES~~. Protect and conserve remaining coastal resources, including wetlands, living marine resources, wildlife habitat, and historic resources. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ **Policy NAT-2.2.1.** ~~COASTAL ZONE INTERGOVERNMENTAL COORDINATION.~~ Coordinate ~~ion~~ with appropriate public agencies for the management of the coastal zone to provide a balance between irreversible commitments and conservation of resources. ~~shall be the responsibility of the Planning Department.~~ Methods	**Policy NAT-2.2.4.** The City shall maintain its canals and waterways, with specific attention to maintenance dredging and spoil disposition activities to enhance existing water quality. Maintenance shall result in minimal disruption of natural habitat. Discharge of pollutants and disposal of wastes into canals, storm drains, submerged lands, or open waters is prohibited. The City hereby incorporates by reference the Emergency Operation Plan and the direction provided in the hazard mitigation annex of the Operations Plan. ☑ **Policy NAT-2.2.5.** Historic sites shall be identified and protected, and performance standards for development and sensitive reuse for historic resources shall be established. **Objective NAT-2.3.** Restore and enhance disturbed or degraded natural resources and implement programs to mitigate future natural resources disruption or degradation in the coastal area. This objective shall be achieved through the implementation of the following policies. **Policy NAT-2.3.1.** Existing coastal wetlands and submerged lands should not be drained or filled, and should be restored or enhanced where disturbed or degraded by development. The City shall monitor dredge and fill permits issued by the U.S. Army Corps of Engineers and shall further monitor new development applications to the City to ensure that this policy is enforced. **Policy NAT-2.3.2.** Specific and cumulative impacts of development or redevelopment upon wetlands; water quality, water quantity, wildlife habitat, living marine resources, and shoreline systems shall be limited by strictly regulating land alteration activities likely to result in erosion and sedimentation, or long-term water quality degradation and habitat loss. **Policy NAT-2.3.3.** Protect existing natural shoreline areas, establish construction standards which minimize the impact of man-made structures on shoreline systems, and restore altered shorelines within the City's jurisdiction. **Goal NAT-3.** The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained. **Objective NAT-3.1.** Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. **Policy NAT-3.1.1.** Encourage improved groundwater recharge by requiring all new construction projects to consider providing the following • Greater pervious open and green space. • Pervious pavements. • French drains, slab covered trenches or drainage wells, and limit overflows. • Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible. Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided. **Policy NAT-3.1.2.** Encourage designs, which will diminish groundwater withdrawals and increase high quality groundwater recharge.

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Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
for coordinating with Miami-Dade County and neighboring local governments ~~the City of Miami~~ to prevent estuarine pollution and protection of Biscayne Bay, control surface water runoff, and protect living marine resources shall be identified and set forth in interlocal agreements or other methodologies. ☑ **Policy NAT-2.2.2.** ~~UPDATE COASTAL MANAGEMENT ELEMENT.~~ Review and incorporate appropriate changes to the City's Natural Resources Element for natural resource protection consistent with ~~and~~ management plans by Miami-Dade County, and state and federal. ~~agencies into the policies set forth in this plan element.~~ ☑ **Policy NAT-2.2.3.** ~~PRINCIPLES FOR MANAGING COASTAL DEVELOPMENT~~. Land use planning and management of development regulations in the coastal zone shall be based on sound ecological principles and the public benefit. ~~interest.~~ **Policy NAT-2.2.4.** ~~MANAGING DREDGING AND SPOIL DISPOSITION ACTIVITIES~~. The City shall maintain its canals and waterways, with specific attention to maintenance dredging and spoil disposition activities to enhance ~~not reduce~~ existing water quality. Maintenance shall result in minimal or ~~result in permanent~~ disruption of natural habitat. Discharge of pollutants and disposal of wastes into canals, storm drains, submerged lands, or open waters is prohibited. The City hereby incorporates by reference the Emergency Operation Plan and the direction provided in the hazard mitigation annex of the Operations Plan. ☑ ~~POLICY 5-1.2.5: PROHIBITED ACTIVITIES. Discharge of pollutants and disposal of wastes into canals, storm drains, submerged lands, or open waters is prohibited.~~ ☑ **Policy NAT-2.2.5.** ~~ESTABLISHING STANDARDS FOR REDEVELOPMENT AND REUSE OF HISTORIC RESOURCES.~~ Historic sites shall be identified and protected, and performance standards for development and sensitive reuse for of historic resources shall be established. **Objective NAT-2.3.** ~~MANAGING DISTURBED OR DEGRADED NATURAL RESOURCES~~. Restore and enhance disturbed or degraded natural resources and implement programs to mitigate future natural resources disruption or degradation in the coastal area. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~ **Policy NAT-2.3.1.** ~~REGULATING AND MONITORING DREDGE AND FILL ACTIVITIES.~~ Existing coastal wetlands and submerged lands should not be drained or filled, and should be restored or enhanced where disturbed or degraded by development. The City shall monitor dredge and fill permits issued by the U.S. Army Corps of Engineers and shall further monitor new development applications to the City to ensure that this policy is enforced. **Policy NAT-2.3.2.** ~~REGULATING CERTAIN ALTERATION ACTIVITIES.~~ Specific and cumulative impacts of development or redevelopment upon wetlands; water quality, water quantity, wildlife habitat, living marine resources, and shoreline systems shall be limited by strictly regulating land alteration activities likely to result in erosion and sedimentation, or long-term water quality degradation and habitat loss. **Policy NAT-2.3.3.** ~~SHORELINE PROTECTION ACTIVITIES~~. Protect existing natural shoreline areas, establish construction standards which minimize the impact of man-made structures on shoreline systems, and restore altered shorelines within the City's jurisdiction.	**Policy NAT-3.1.3.** Comply with SFWMD and Miami-Dade Code and environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.

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Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
GOAL NAT-3. The functions of natural groundwater aquifer recharge areas within the City shall be protected and maintained. **Objective NAT-3.1.** Manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. **Policy NAT-3.1.1.** Encourage improved groundwater recharge by requiring all new construction projects to consider providing the following • Greater pervious open and green space. • Pervious pavements. • French drains, slab covered trenches or drainage wells, and limit overflows. • Allow direct overland flow discharge to surface waters (canals or bay) only when no other practical or effective method of storm water discharge is possible. Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided. **Policy NAT-3.1.2.** Encourage designs, which will diminish groundwater withdrawals and increase high quality groundwater recharge. **Policy NAT-3.1.3.** Comply with SFWMD and Miami-Dade Code and environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.	

Existing CLUP Language with amendments (changes noted ~~strikeout~~/<u>underline format</u>)	Revised Goals, Objectives and Policies

Summary of Element

This element was updated to include the changes recommended in the 2006 EAR to specifically include a revised level of service standard based on a service radius (i.e., 5 minute walk, 10 minute walk, 15 minute drive, etc.) rather than a specific number of facilities per 1,000 residents. The element was updated to provide specific dates policies are achieved. Some policies were deleted due to being outdated and no longer relevant. A new policy was added to support the update of the City Parks Master Plan by 2011 and for the City to maintain its accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA).

☑ Amendment (addition/deletion) pursuant to the EAR

Recreation and Open Space

REC

Vision: Provide and maintain a high quality and environmentally sensitive system of parks, recreational facilities, and open spaces which meet the needs of the entire community.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

~~**Goal 7-1. CONSTRUCTIVE USE OF LEISURE TIME. To provide an environment in the City of Coral Gables responsive to the needs, desires, and interests of all residents for the constructive use of their leisure time.**~~

Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area. ☑

Objective REC-1.1. ~~RECREATION PROGRAMS AND FACILITIES.~~ Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents. ☑

Policy REC-1.1.1. ~~RECREATION OF LOS STANDARDS.~~ Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable ~~Level of Service~~ LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards ~~are as herein provided. (3243)~~ ☑

RECREATION FACILITY	STANDARD	PARKS	STANDARD (Acres per 1,000 residents)
~~Golf Course~~	~~9 holes per 25,000 residents~~	~~Special Purpose~~	~~3.00~~
~~Tennis Courts~~	~~1 court per 2,000 residents~~	~~Neighborhood~~	~~0.75~~
~~Racquetball Courts~~	~~1 court per 11,500 residents~~	~~Mini-park~~	~~0.04~~
~~Basketball Courts~~	~~1 court per 5,000 residents~~	~~Open Space~~	~~0.10~~
~~Ball Diamonds~~	~~1 field per 5,600 residents~~	~~Active~~	~~0.30~~
~~Playing Fields~~	~~1 field per 5,600 residents~~	~~Passive~~	~~0.30~~
~~Swimming Pools~~	~~1 pool per 50,000 residents~~		
~~Equipped Play Area~~	~~1 area per 5,000 residents~~		

Recreation facilities per resident:

Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:

Park Type	Acreage/Mileage	Service Radius

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Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area. ☑

Objective REC-1.1. Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents. ☑

Policy REC-1.1.1. Maintain the existing level of services (LOS) provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards. ☑

Recreation facilities per resident:

Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:

Park Type	Acreage/Mileage	Service Radius
Urban Open Spaces	0 - .25	5 minute walk or 0 .25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

Urban Open Space are those designated areas which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvement. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as linear parks, vest pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades (See REC-1: Urban Open Space Level of Service Map).

Neighborhood Parks are those designated areas that are "walk-to" facilities where residents may walk or bicycle within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to the following: field games; court games; sports fields; playground apparatus area; picnic area; landscaping and garden areas; and senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet (See REC-2: Neighborhood Park Level of Service Map).

Community Facilities is an area that provides a diverse range of recreational and leisure activities or provides very

Urban Open Spaces	0 - .25	5 minute walk or 0 .25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

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Community Facilities is an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community (See REC-3: Community Facility Level of Service Map).

District/Regional Parks is an area selected for its natural and ornamental quality and its suitability of which the purpose is to function as a regionally-based recreational activities area. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses (See REC-4: District/Regional Park Level of Service Map).

Policy REC-1.1.2. ~~MANAGING RECREATION FACILITY NEEDS.~~ Continue to identify existing recreation facilities needs in the five (5) year capital improvements schedule ~~program~~ for the Recreation Department, and correct or improve deficiencies as funding becomes available. ☑

Policy REC-1.1.3. ~~MAINTENANCE OF EXISTING RECREATION LAND AND FACILITIES. After January 1, 1998, the~~ 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 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. ~~(3243)~~ ☑

Policy REC-1.1.4. ~~MANDATORY LAND DEDICATION OR FEES IN LIEU THEREOF. By January 1, 1998, the~~ The City shall continue its ~~amend the land development regulations to include provisions for the mandatory~~ dedication ~~towards securing~~ of land for parks and recreation via the development review process ~~or~~ and specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community (See REC-3: Community Facility Level of Service Map).

District/Regional Parks is an area selected for its natural and ornamental quality and its suitability of which the purpose is to function as a regionally-based recreational activities area. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses (See REC-4: District/Regional Park Level of Service Map).

Policy REC-1.1.2. Continue to identify existing recreation facilities needs in the five (5) year capital improvements schedule for the Recreation Department, and correct or improve deficiencies as funding becomes available. ☑

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 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. ☑

Policy REC-1.1.4. The City shall continue its dedication of land for parks and recreation via the development review process and recreation impact fee collection. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development. ☑

Policy REC-1.1.5. The City shall continue to implement the Parks and Open Space Master Plan to make full use of the Youth Center by continuing the following programs to meet the needs of Youth Center users:

- Establish a diversified program of indoor athletics ranging from dance to fitness/weight training to volleyball.
- Design classes that will interest adults, seniors and families as well as children.
- Provide separate play and game areas for children (6-11); teens (12-18); adults (18-55) and seniors (55+).

Policy REC-1.1.6. Identify potential sites for playground equipment and open space parks.

Policy REC-1.1.7. Identify appropriate sites for walking/jogging paths on existing City property or other publicly owned properties. ☑

Policy REC-1.1.8. Maintain and enhance landscaped open spaces for passive recreation in the Central Business District and in appropriate areas throughout the City. ☑

Policy REC-1.1.9. Maintain the adopted LOS standards for recreation and open space as established in this Element by correcting or improving existing deficiencies in parks and recreation facilities. ☑

Policy REC-1.1.10. The City shall update the Parks and Open Space Master Plan by 2011 which will consist of a comprehensive needs assessment; an analytical analysis based on existing data and standards; a detailed action plan and funding strategies to implement the vision. The Master Plan will focus on the feasibility of the following: creating more neighborhood parks; greater use of the trolley system for park related activities; more family focused activities; additional trails; fitness centers; outdoor concerts; educational programs and outdoor fitness

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

recreation impact fee collection. ~~fees in lieu thereof. The formula shall be a pro rata formula based on City demand and supply analysis.~~ The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development. ~~(3243)~~ ☑

Policy REC-1.1.5. ~~YOUTH CENTER FACILITIES. By January 1, 1998, the~~ The City shall continue to implement the Parks and Open Space Master Plan ~~develop a plan~~ to make full use of the Youth Center by continuing ~~instituting~~ the following programs to meet the needs of Youth Center users: ~~(3243)~~

- Establish a diversified program of indoor athletics ranging from dance to fitness/weight training to volleyball.
- Design classes that will interest adults, seniors and families as well as children.
- Provide separate play and game areas for children (6-11); teens (12-18); adults (18-55) and seniors (55+).

Policy REC-1.1.6. ~~PLAYGROUND EQUIPMENT AND OPEN SPACE PARK SITES.~~ Identify potential sites for playground equipment and open space parks.

~~**Policy 7-1.1.7.** PHILLIPS FIELD IMPROVEMENT NEEDS. Redesign the softball field and expand the facilities at Phillips Field.~~ ☑

Policy REC-1.1.7. ~~SITES FOR WALKING/JOGGING PATHS.~~ Identify appropriate sites for walking/jogging paths on existing City property or other publicly owned properties. ☑

~~**Policy 7-1.1.9.** BICYCLE AND JOGGING PATHS. Designate new bicycle and jogging paths.~~ ☑

~~**Policy 7-1.1.10.** IMPROVED LIGHTING. Provide adequate lighting at city facilities used for evening activities and programs.~~ ☑

~~**Policy 7-1.1.11.** PLAYGROUND FACILITIES. Maintain and improve playground facilities.~~ ☑

Policy REC-1.1.8. ~~IMPROVEMENTS WITHIN CENTRAL BUSINESS DISTRICT.~~ Maintain and enhance landscaped open spaces for passive recreation in the Central Business District and in appropriate areas throughout the City. ☑

Policy REC-1.1.9. ~~MAINTENANCE OF RECREATION AND OPEN SPACE STANDARDS.~~ Maintain the adopted LOS ~~level of service~~ standards for recreation and open space as established in this Element by correcting or improving existing deficiencies in parks and recreation facilities. ☑

Policy REC-1.1.10. ~~UPDATE PARKS AND OPEN SPACE MASTER PLAN.~~ The City shall update the Parks and Open Space Master Plan by 2011 which will consist of a comprehensive needs assessment; an analytical analysis based on existing data and standards; a detailed action plan and funding strategies to implement the vision. The Master Plan will focus on the feasibility of the following: creating more neighborhood parks; greater use of the trolley system for park related activities; more family focused activities; additional trails; fitness centers; outdoor concerts; educational programs and outdoor fitness programs. ☑

Policy REC-1.1.11. The City will continue to provide quality recreation facilities and programs by maintaining the Parks and Recreation Department as CAPRA accredited through the National Recreation and Parks Association by applying for a renewal every 5 years. ☑

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programs. ☑

Policy REC-1.1.11. The City will continue to provide quality recreation facilities and programs by maintaining the Parks and Recreation Department as Commission for Accreditation of Park and Recreation Agencies (CAPRA) accredited through the National Recreation and Parks Association by applying for a renewal every 5 years. ☑

Objective REC-1.2. Promote convenient public access to recreation programs and facilities for all residents of the City. ☑

Policy REC-1.2.1. Continue to provide year-round access to City recreation sites and facilities. ☑

Policy REC-1.2.2. The City shall continue to provide recreational opportunities within the Coral Gables Parks system for families, older adults and children. (3243) ☑

Policy REC-1.2.3. Continue to provide special recreational facilities for the elderly through the Youth Center and future elderly housing and service centers as they are constructed. ☑

Policy REC-1.2.4. Provide adult evening activities and programs.

Policy REC-1.2.5. The City shall cooperate with Miami-Dade County to maintain existing beach, shore and waterways access, including beach access routes 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 fees for use of City buildings and facilities. ☑

Objective REC-1.3. The City shall continue to maintain a high standard of aesthetic quality and improve the appearance of municipal recreation areas and public open spaces. ☑

Policy REC-1.3.1. Additional public open space and natural reservations shall be designated and where feasible, acquired by the City in an effort to maintain and exceed the adopted LOS standard for parks and open space. ☑

Policy REC-1.3.2. Improve appearance of public entrance gates, fountains and plazas as mandated by applicable City Boards and committees in order to provide distinctive gateways into the City. ☑

Objective REC-1.4. Promote convenient public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10 minute walk for every resident within the City. ☑

Policy REC-1.4.1. The City shall seek to partner with the Miami-Dade County School Board to provide resources for expanding and improving recreational facilities at all School Board facilities. ☑

Policy REC-1.4.2. Promote more extensive use of the existing Matheson Hammock Park for City residents by providing public information using all available technology and in cooperation with the Miami-Dade Parks Department regarding available facilities and programmed activities at the park. ☑

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Objective REC-1.2. ~~PUBLIC ACCESS TO RECREATION OPPORTUNITIES.~~ ~~Ensure~~ Promote convenient public access to recreation programs and facilities for all residents of the City. ☑ **Policy REC-1.2.1.** ~~PROVIDE YEAR-ROUND ACCESS.~~ Continue to provide ~~Provide~~ year-round access to City recreation sites and facilities. ☑ ~~**Policy 7-1.2.2.** INCREASED COMMUNITY ACTIVITIES AT YOUTH CENTER. Increase the use of the Youth Center as a facility for community activities, while maintaining its emphasis on youth activities.~~ ☑ **Policy REC-1.2.2.** ~~RECREATION PROGRAMS FOR FAMILIES AND CHILDREN.~~ The City shall ~~by December 2004 create strategies for increasing~~ continue to provide recreational opportunities within the Coral Gables Parks system for families, older adults and children. (3243) ☑ **Policy REC-1.2.3.** ~~SPECIAL FACILITIES FOR THE ELDERLY.~~ Continue to provide ~~Provide~~ special recreational facilities for the elderly through the Youth Center and future elderly housing and service centers as they are constructed. ☑ **Policy REC-1.2.4.** ~~EVENING ACTIVITIES FOR ADULTS.~~ Provide adult evening activities and programs. **Policy REC-1.2.5.** ~~ACCESS TO BEACH, SHORE AND WATERWAYS.~~ The City shall cooperate with Miami-Dade County to maintain existing beach, ~~and~~ shore and waterways access, including beach access routes and facilities. ~~identified in the Coastal Management Element, and access to waterways shown on the future land use map.~~ ☑ **Policy REC-1.2.6.** ~~INCREASING CULTURAL ACTIVITIES.~~ The City shall continue working with the applicable City Boards and Committees and the established procedures ~~establish a formal procedure~~ for working with local cultural organizations to assist them in attracting additional cultural activities to the City ~~Coral Gables~~ through such techniques as: ~~(3243)~~ • One-stop permitting for festivals and other outdoor events. • Reduced rental fees for use of City buildings and facilities. ☑ **Objective REC-1.3.** ~~AESTHETIC QUALITY AND APPEARANCE OF RECREATION RESOURCES.~~ The City shall continue to maintain ~~Maintain~~ a high standard of aesthetic quality and ~~continue to~~ improve the appearance of municipal recreation areas and public open spaces. ☑ **Policy REC-1.3.1.** ~~ADDITIONAL PUBLIC OPEN SPACE AND NATURAL RESERVATIONS.~~ Additional public open space and natural reservations shall be designated and where feasible, acquired by the City in an effort to maintain and exceed the adopted LOS standard for parks and open space. ☑ ~~**Policy 7-1.3.3.** MAINTAIN APPEARANCE OF PUBLIC ENTRANCE GATES, FOUNTAINS AND PLAZAS. Maintain appearance of public entrance gates, fountains and plazas. (3243)~~ ☑ **Policy REC-1.3.2.** ~~IMPROVE APPEARANCE OF PUBLIC ENTRANCE GATES, FOUNTAINS AND PLAZAS.~~ Improve appearance of public entrance gates, fountains and plazas as mandated applicable City Boards and committees in order to provide distinctive gateways into the City. ~~of Coral Gables . (3243)~~ ☑ **Objective REC-1.4.** ~~USE OF RECREATION AND OPEN SPACE RESOURCES~~. Promote convenient ~~Coordinate~~ public and private recreation and open space resources and opportunities for the optimum use of residents by	**Policy REC-1.4.3.** The City shall pursue discussions with the University of Miami to allow City residents to use recreational facilities on the University's campus. ☑ **Policy REC-1.4.4.** Before the City considers selling any land designated on the Future Land Use Map as parks or open space, the City shall consider all of the following factors in promotion of "Defense against Encroachment": • Will it further the City's goals toward maintaining accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA) for the Parks and Recreation Department? • Will it further the City's goals of maintaining the adopted LOS standards for recreation and open space? • Will it further the City's goals to maintain a high quality of life and provide a high quality of recreational opportunities for the City's residents and visitors? **Policy REC-1.4.4.** Continue efforts to further the Coral Gables "Parknership" program which is a private-public partnership program tasked with raising funds for the purchasing of parkland. In recent years this program has been responsible for the acquisition of park properties.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
providing facilities within a 10 minute walk for every resident within the City. ☑ ~~**Policy 7-1.4.1.** ESTABLISH OPEN SPACE STANDARDS. The land development regulations of Coral Gables should define and include open space standards.~~ ☑ **Policy REC-1.4.1.** ~~JUNIOR AND SENIOR HIGH SCHOOL RECREATIONAL FACILITIES.~~ The City shall seek to partner ~~coordinate and cooperate~~ with the Miami-Dade County School Board to provide resources for expanding and improving recreational facilities at all School Board facilities. ~~the junior and senior high schools.~~ ☑ ~~**Policy 7-1.4.3.** IMPACTS OF NEW DEVELOPMENT ON PUBLIC OPEN SPACE AND PEDESTRIAN/BICYCLE CIRCULATION. New development shall be encouraged by the City Planning and Zoning Departments to provide for public open space, and accommodate pedestrian and bicycle circulation, during the development review process.~~ ☑ ~~**Policy 7-1.4.4.** CITY-SCHOOL BOARD COOPERATIVE RECREATION PROGRAMS. The city shall continue to develop cooperative recreation programs with the School Board.~~ ☑ **Policy REC-1.4.2.** ~~USE OF MATHESON HAMMOCK PARK.~~ Promote more extensive use of existing Matheson Hammock Park for City residents by providing ~~through cooperation and coordination of~~ public information using all available technology and in cooperation with the Miami ~~Metro~~-Dade Parks Department regarding available facilities and programmed activities at the park. ☑ **Policy REC-1.4.3.** ~~AGREEMENT WITH THE UNIVERSITY OF MIAMI FOR RECREATION PURPOSES.~~ The City ~~of Coral Gables by December 31, 1998~~ shall pursue ~~initiate~~ discussions with the University of Miami to allow City residents to use recreational facilities ~~and equipment~~ on the University's campus. ~~(3243)~~ ☑ **Policy REC-1.4.4.** Before the City consider selling any land designated on the Future Land Use Map as parks and open space, the City shall consider all of the following factors in promotion of "Defense against Encroachment": • Will it further the City's goals toward maintaining accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA) for the Parks and Recreation Department? • Will it further the City's goals of maintaining the adopted LOS standards for recreation and open space? • Will it further the City's goals to maintain a high quality of life and provide a high quality of recreational opportunities for the City's residents and visitors?	

Summary of Element

This element was updated to include the changes recommended in the 2006 EAR and to reflect the newly re-written Zoning Code. The changes to this element were made for the purpose of enhancing historical, cultural and heritage related programs, projects and activities. The policies related to Transfer of Development Rights were strengthened for the purpose of the City to use this as a tool to promote historic preservation.

Historical Resources

HIS

Vision: Provide the comprehensive plan foundation for the protection and enhancement of the City of Coral Gables' historic and cultural resources, including buildings, structures, sites, districts, objects, archaeological sites, and other landmarks.

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal ~~10-1~~ HIS-1. ~~RECOGNIZE VISIBLE REMINDERS OF THE HISTORY AND CULTURAL HERITAGE OF THE CITY. To~~ Preserve and promote the recognition of ~~recognize~~ structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the ~~c~~City. ☑	**Goal HIS-1.** Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City. ☑
Objective ~~10-1.1~~ HIS-1.1. ~~INCREASE THE NUMBER OF DOCUMENTED HISTORIC RESOURCES. To~~ Increase the number of documented historic resources within the City of Coral Gables for the purpose of recognition and planning for their protection and preservation. As of December 2008, over 1000 buildings, structures, objects and formal landscape features are listed on the Coral Gables Register of Historic Places, either as individual local landmarks or as sites within the City's established 21 local historic districts (see HIS-1: Historic Landmark Districts Map). ☑	**Objective HIS-1.1.** Increase the number of documented historic resources within the City of Coral Gables for the purpose of recognition and planning for their protection and preservation. As of December 2008, over 1,000 buildings, structures, objects and formal landscape features are listed on the Coral Gables Register of Historic Places, either as individual local landmarks or as sites within the City's established 21 local historic districts (see HIS-1: Historic Landmark Districts Map). ☑
~~**Policy 10-1.1.1.** EXISTING DOCUMENTED HISTORIC RESOURCES. As of December 1995, 95 individual buildings, structures, objects, and formal landscape features as well as 10 districts are listed in the Coral Gables Register of Historic Landmarks. (3243)~~ ☑	**Policy HIS-1.1.1.** The City shall continue to identify, and increase the number of locally designated historic landmarks on the Coral Gables Register of Historic Places at an average rate of one per month.
	Policy HIS-1.1.2. The City shall continue to identify and add, as appropriate, one local historic district to the Coral Gables Register of Historic Places.
Policy ~~10-1.1.2~~ HIS-1.1.1. ~~PROJECTED INCREASE IN LOCAL HISTORIC LANDMARKS.~~ The City ~~of Coral Gables~~ shall continue to identify, and ~~attempt to~~ increase the number of locally designated historic landmarks on the Coral Gables Register of Historic Places an average rate of one per month. ~~by 10% by December 31, 2006. (3243)~~ (This policy was revised beyond the EAR recommendation due to further review).	**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). The City shall annually add one additional listing to the National Register.
Policy ~~10-1.1.2~~ HIS-1.1.2. The City shall continue to identify and add as appropriate one local historic district to the Coral Gables Register of Historic Places.	
~~**Policy 10-1.1.3.** PROJECTED INCREASE IN THE POTENTIAL HISTORIC RESOURCES BY TYPE. By December 31, 2006, the City of Coral Gables shall attempt to increase the number of identified potential historic resources by 5% utilizing existing and future surveys of historic structures. (3243)~~ (This policy was revised beyond the EAR recommendation due to further review).	
Policy ~~10-1.1.4~~ HIS-1.1.3. ~~EXISTING AND PROJECTED NUMBER OF PROPERTIES LISTED IN THE NATIONAL REGISTER.~~ The number of historic properties and historic districts ~~properties~~ in the City of Coral Gables presently listed ~~in~~ on the National Register of Historic Places is twelve (12) ~~eight~~ sites. The City shall annually add one ~~two listing~~ additional listing ~~sites~~ to the National Register. ~~by December 31, 2006. (3243)~~ (This policy was revised beyond the EAR recommendation due to further review).	
Goal ~~10-2~~ HIS-2. ~~EDUCATIONAL OUTREACH PROGRAM. To~~ Continue an educational outreach program to the public increasing their awareness of the value in the preservation of our historic resources. ☑	**Goal HIS-2.** Continue an educational outreach program to the public increasing their awareness of the value in the preservation of our historic resources. ☑
Objective ~~10-2.1~~ HIS-2.1. ~~IMPLEMENTING ACTIVITIES.~~ Implement educational programs, create publications, and promote technical assistance in order to increase the awareness of historic preservation in the community. ☑	**Objective HIS-2.1.** Implement educational programs, create publications, and promote technical assistance in order to increase the awareness of historic preservation in the community. ☑
Policy ~~10-2.1.1~~ HIS-2.1.1. ~~COMPREHENSIVE OVERVIEW OF THE HISTORIC PRESERVATION PROGRAM. A~~ Continue the comprehensive promotion ~~overview~~ of the historic preservation programs in the City ~~Coral Gables~~, which includes a guide outlining the City's historic preservation programs ~~information about assistance~~ The Historical Resources Department shall update the guide annually and provide this information on the City web page. ~~is projected for publication in 1989.~~ (This policy was revised beyond the EAR recommendation due to further review).	**Policy HIS-2.1.1.** Continue the comprehensive promotion of the historic preservation programs in the City which includes a guide outlining the City's historic preservation programs. The Historical Resources Department shall update the guide annually and provide this information on the City web page.
	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; increasing the number volunteer outreach programs and promotion of the upcoming 100th year anniversary (1910-2010) of the Coral Gables Merrick House.
	Policy HIS-2.1.3. Continue public outreach through various avenues including, but not limited to, the following: Public notices, events, City web page enhancements, media contacts, etc.
	Policy HIS-2.1.4. Greater efforts will be made to reach the student audience by producing presentations and lectures aimed at the elementary and high school levels. Sponsorship of essay contests, and activities designed to foster an awareness of history will be promoted. ☑
	Policy HIS-2.1.5. College-level students will be afforded an opportunity to participate in the City's historic preservation program including, but not limited to the following: participation in research and survey programs, student historic program certification, ongoing internships, etc.

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)

Policy ~~10-2.1.2~~ HIS-2.1.2. ~~HISTORIC PRESERVATION WORKSHOPS.~~ 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); 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; increasing the number volunteer outreach programs and promotion of the upcoming 100th year anniversary (1910-2010) of the Coral Gables Merrick House. ~~involving the repair and maintenance of building materials, and the sensitive interpretation of design for additions, alterations, and modifications to historic buildings are projected~~. (This policy was revised beyond the EAR recommendation due to further review).

Policy ~~10-2.1.3~~ HIS-2.1.3. ~~CONTINUED PUBLIC OUTREACH EFFORTS. The City will~~ Continue ~~to be made to reach the~~ public outreach through various avenues including, but not limited to, the following: Public notices, events, City web page enhancements, media contacts, etc. ~~Press releases on historic preservation activities will continue to be produced.~~ (This policy was revised beyond the EAR recommendation due to further review).

Policy ~~10-2.1.4~~ HIS-2.1.4. ~~OUTREACH TO ELEMENTARY AND HIGH SCHOOL STUDENTS.~~ Greater efforts will be made to reach the student audience by producing presentations and lectures aimed at the elementary and high school levels. Sponsorship of essay contests, and activities designed to foster an awareness of history will be promoted. ☑

Policy ~~10-2.1.5~~ HIS-2.1.5. ~~OUTREACH TO COLLEGE STUDENTS.~~ College-level students will be afforded an opportunity to participate in the City's historic preservation program including, but not limited to the following: participation in ~~through~~ research and survey programs, student historic program certification, ongoing internships, etc. (This policy was revised beyond the EAR recommendation due to further review).

Goal ~~10-3~~ HIS-3. ~~PRESERVATION AND PROTECTION OF THE HISTORICAL RESOURCES. To provide for~~ Continue the preservation and protection of the historical and cultural resources within ~~in~~ the City of Coral Gables. (This policy was revised beyond the EAR recommendation due to further review).

Objective: ~~10-3.1~~ HIS-3.1. ~~ENHANCE THE PROTECTIVE PROVISIONS. To enhance the~~ Continue the enhancement of the City's protective provisions established ~~under Chapter 11 of the City Code.~~ pursuant to the Zoning Code, other applicable City Codes and regulations and other Miami-Dade County, State and National provisions. ~~This objective shall be achieved through the implementation of the following policies.~~ (This policy was revised beyond the EAR recommendation due to further review).

~~**Policy 10-3.1.1. PROPOSED ENDANGERED HISTORIC PROPERTIES EMERGENCY FUND.** As an additional safeguard to the demolition of historic landmarks, the City should consider the establishment of an "endangered historic properties emergency fund."~~ ☑

Policy ~~10-3.1.2~~ HIS-3.1.1. ~~REVIEW THE IMPACT OF EXISTING LAND DEVELOPMENT REGULATIONS ON HISTORIC PRESERVATION. By January 2006,~~ The City completed ~~shall~~ 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 ~~then amend~~ any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly. ~~by December 2009~~. ☑

Policy ~~10-3.1.3~~ HIS-3.1.2. ~~IMPACT ANALYSIS WITHIN PLANNING STUDIES.~~ All public and private sector

Revised Goals, Objectives and Policies

Goal HIS-3. Continue the preservation and protection of the historical and cultural resources within the City of Coral Gables.

Objective HIS-3.1. Continue the enhancement of the City's protective provisions established pursuant to the Zoning Code, other applicable City Codes and regulations and other Miami-Dade County, State and National provisions.

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. ☑

Policy HIS-3.1.2. All public and private sector planning studies of neighborhoods, housing, transportation, drainage, stormwater, and utilities as well as all new land development regulations shall conduct an impact analysis to identify the presence of historic, architectural and archaeological resources and analyze the impact, if any, on those resources. ☑

Goal HIS-4. Identifying impacts of development on historic properties.

Objective HIS-4.1. Maintain and strengthen communication between City departments in order to identify the potential impacts of developmental decisions on historic properties. ☑

Policy HIS-4.1.1. The Historical Resources Department shall continue to participate with other City departments to complete the following:

- Educate City employees about historic preservation activities.
- Continue review of building permits to ensure new construction, additions, and modifications to structures is consistent with established local and state historic preservations code provisions including but not limited to the following: City historic preservation land development regulations, established historic districts, etc.
- Continue to review all demolition permits of potentially historic structures.
- Monitor and supervise construction work being performed by the City.
- Recommend the development of new regulations to the City's land development regulations to continue to strengthen the program.

Improve and increase dialogue with Board of Architects with reference to preservation and protection of non-designated and/or potentially historically significant structures or areas.

Policy HIS-4.1.2. The City should, when making any decision establishing any policy or undertaking, funding or licensing of any activity, affirmatively consider and take into account the effect and impact of such decision, policy or undertaking on any building, archaeological site, landscape, place, object, or property which is an historic resource, such as buildings, structures, archaeological sites, landscapes, places, objects, and properties now or hereafter;

- Designated or eligible for designation by the Historic Preservation Board of the City.
- Listed or eligible for listing in the National Register of Historic Places.
- Included or eligible for inclusion in any City survey of historic properties.
- Included or eligible for inclusion in the Florida Master Site File established by the Bureau of Historic Preservation, Division of Historical Resources, Department of State, State of Florida.

Policy HIS-4.1.3. The Historical Resources Department shall continue to review and monitor issuance of all building permits and demolition permits related via the established electronic permit tracking program to ensure consistency with the City's and other applicable established historic preservation rules and regulations.

planning studies of neighborhoods, housing, transportation, drainage, stormwater, and utilities as well as all new land development regulations shall conduct an impact analysis to identify the presence of historic, architectural and archaeological resources and analyze the impact, if any, on those resources. ☑

~~**Policy 10-3.1.4.** PROCEDURES FOR EXPANDING THE PRESERVATION OF ALL ARCHITECTURAL STYLES. The City by December 2001 shall have developed procedures to be included in the City's Historic Preservation Ordinance which allows for the addition of architectural styles to the list of styles to be preserved.~~ (This policy was deleted due to further review).

Goal ~~10-4~~ HIS-4. IDENTIFYING IMPACTS OF DEVELOPMENT ON HISTORIC PROPERTIES.

Objective HIS-4.1. ~~To increase the~~ Maintain and strengthen communication between City departments in order to identify the potential impacts of developmental decisions on historic properties. ☑

Policy ~~10-4.1.1~~ HIS-4.1.1. ~~IMPROVE INTER-DEPARTMENTAL COORDINATION RELATED TO HISTORIC PRESERVATION. By January 1999,~~ The ~~City~~ Historical Resources Department shall continue to participate with ~~develop strategies to improve coordination between the Historic Preservation Department and~~ other City departments ~~in an effort to minimize conflict including addressing, at a minimum,~~ to complete the following: ~~issues:~~

- ~~Educating~~ Educate City employees about historic preservation activities.
- Continue review of building permits to ~~i~~ensure new construction, additions, and modifications to structures is consistent with established local and state historic preservations code provisions including but not limited to the following: City historic preservation land development regulations, established historic districts, etc.
- Continue to review all demolition permits of potentially historic structures.
- ~~Informing the Historic Preservation Department about~~ Monitoring and supervision of construction work being performed by the City.
- Recommend ~~increasing the involvement of the Historic Preservation Department in~~ the development of new regulations to the City's land development regulations to continue to strengthen the program.

Improve and increase dialogue with Board of Architects with reference to preservation and protection of non-designated and/or potentially historically significant structures or areas. This policy was revised beyond the EAR recommendation due to further review.

Policy ~~10-4.1.2~~ HIS-4.1.2. ~~CITY TO CONSIDER IMPLICATIONS ON HISTORIC RESOURCES OF CITY ACTIONS SPECIFIED HEREIN.~~ The City ~~of Coral Gables, through its commission, each of its boards, and its administration, including, without limitation, the city manager and all agencies, departments, and officials,~~ should, when making any decision establishing any ~~POLICY~~ policy or undertaking, funding or licensing of any activity, affirmatively consider and take into account the effect and impact of such decision, ~~POLICY~~ policy or undertaking on any building, archaeological site, landscape, place, object, or property which is a historic resource, ~~which historic resources shall include, without limitation, all those~~ such as buildings, structures, archaeological sites, landscapes, places, objects, and properties now or hereafter;

- Designated or eligible for designation by the Historic Preservation Board of the City ~~of Coral Gables~~.
- Listed or eligible for listing in the National Register of Historic Places. ~~by the United States Secretary of the Interior.~~
- Included or eligible for inclusion in any ~~c~~City survey of historic properties. ~~including, without limitation, the Central Business District, Survey and the Plantation District survey, or~~

Included or eligible for inclusion in the Florida Master Site File established by the Bureau of Historic Preservation, Division of Historical Resources, Department of State, State of Florida. This policy was revised beyond the EAR recommendation due to further review.

Policy ~~10-4.1.3~~ HIS-4.1.3. ~~BUILDING AND ZONING DEPARTMENT'S PROCEDURES TO CONSIDER HISTORIC~~

Goal HIS-5. Establishment of economic incentives.

Objective HIS-5.1. Encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives; continue with the established ad-valorem tax incentive program for historic properties; and offer incentives to owners of significant historic resources as a means of encouraging the preservation of historic resources. ☑

Policy HIS-5.1.1. The City shall continue its monitoring, involvement and application of local and state historic preservation programs to fund the City's continued historic preservation activities.

Policy HIS-5.1.2. The City shall continue its current use and documentation of Transfer of Development Rights (TDRs) to provide for the preservation and protection of historic landmarks, properties or areas. The City shall examine the possible expansion of the TDR district or creation of other TDR districts and possible amendments to the program to provide for additional incentives to promote historic and cultural preservation. ☑

Policy HIS-5.1.3. Encourage the City and private sector to preserve its historic resources through such currently existing programs as the revolving fund program administered through the Dade Heritage Trust and Florida Trust for Historic Preservation, and low interest loans for rehabilitation of structures in low and moderate income neighborhoods for the benefit of low and moderate income persons administered through the Dade Heritage Trust Revolving Fund. ☑

Policy HIS-5.1.4. The City shall continue to process tax abatement applications for qualified improvements. The City shall implement a 50% tax exemption program or other programs for historic properties.

Policy HIS-5.1.5. Actively provide and seek support for and from Section 501(C) (3) tax-exempt non-profit preservation organizations in an effort to secure funding for preservation related activities. ☑

Policy HIS-5.1.6. By December 2010, coordinate with local financial institutions to encourage the establishment of fiscal programs with benefits for historic resource owners, restoration contractors, and other appropriate applicants. ☑

Existing CLUP Language with amendments (changes noted in ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~PRESERVATION. Historic preservation concerns should be included within the plans processing system of the Building and Zoning Department.~~ The Historical Resources Department shall continue to review and monitor issuance of all building permits and demolitions permits related via the established electronic permit tracking program to ensure consistency with the City's and other applicable established historic preservation rules and regulations. (This policy was revised beyond the EAR recommendation due to further review). **Goal ~~10-5~~ HIS-5. ESTABLISHMENT OF ECONOMIC INCENTIVES.** **Objective HIS-5.1.** ~~To~~ Encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives; continue with the established ad-valorem tax incentive program for historic properties; and offer incentives to owners of significant historic resources as a means of encouraging the preservation of historic resources. ☑ **Policy ~~10-5.1.1~~ HIS-5.1.1. ~~INVESTIGATE SPECIFIC PRESERVATION ASSISTANCE PROGRAMS. By December 1999,~~** The City shall continue its monitoring, involvement and application of local and state historic preservation programs ~~investigate the availability of National Trust for Historic Preservation programs as well as other sources~~ to fund the City's continued historic preservation activities. This policy was revised beyond the EAR recommendation due to further review. **Policy ~~10-5.1.2~~ HIS-5.1.2. ~~POSSIBLE (TDR'S). That the City request the Planning Department study the~~** The City shall continue its current use and documentation of Transfer of Development Rights (TDR's) ~~for use with regard to~~ to provide for the preservation and protection of historic landmarks, properties or areas. The City shall examine the possible expansion of the TDR district or creation of other TDR districts and possible amendments to the program to provide for additional incentives to promote historic and cultural preservation. ☑ **Policy ~~10-5.1.3~~ HIS-5.1.3. ~~USE OF REVOLVING FUND PROGRAMS AND LOW INTEREST REHABILITATION LOANS.~~** Encourage the City and private sector to preserve its historic resources through such currently existing programs as the revolving fund program administered through the Dade Heritage Trust and Florida Trust for Historic Preservation, and low interest loans for rehabilitation of structures in low and moderate income neighborhoods for the benefit of low and moderate income persons administered through the Dade Heritage Trust Revolving Fund. ☑ **Policy HIS-5.1.4.** The City shall continue to process tax abatement applications for qualified improvements. The City shall implement a 50% tax exemption program or other programs for historic properties. **Policy ~~10-5.1.4~~ HIS-5.1.5. ~~TAX EXEMPT NON-PROFIT PRESERVATION ORGANIZATIONS. After January 1998, The City shall~~** Actively provide and seek support for and from Section 501(C) (3) tax-exempt non-profit preservation organizations in an effort to secure funding for preservation related activities. ☑ **Policy ~~10-5.1.5~~ HIS-5.1.6. ~~ESTABLISHING FISCAL PROGRAMS FOR PRESERVATION.~~** By December ~~2004~~ 2010, ~~the City shall~~ coordinate with local financial institutions to encourage the establishment of fiscal programs with benefits for historic resource owners, restoration contractors, and other appropriate applicants. ~~(3243)~~ ☑	

Summary of Element

This element includes policies from the former *Coastal Management Element* and now includes the changes recommended in the 2006 EAR as well as additional policies related to emergency and safety service providers including police, fire and medical and health services. This element addresses new topics such as emergency planning and public safety outreach efforts, in addition to coastal management principles such as the definition of the Coastal High Hazard Area, post-disaster redevelopment planning, and shoreline planning issues. The policies of the former coastal management element were not revised significantly, however, some revisions were made as deemed necessary to strengthen the language and to further support the goals of the City.

Public Safety

SAF

VISION: Promote the health, safety, and security of the City's residents and visitors, including in times of disasters and other emergencies.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal SAF-1. The City of Coral Gables' shall continue to maintain and enhance high level safety and security for residents and visitors due to the City's excellent police and fire protection services, medical and healthcare services and facilities, and emergency preparedness, response, and recovery plans.	**Goal SAF-1.** The City of Coral Gables' shall continue to maintain and enhance high level safety and security for residents and visitors due to the City's excellent police and fire protection services, medical and healthcare services and facilities, and emergency preparedness, response, and recovery plans.
Objective SAF-1.1. The City will continue to implement innovative and state of the art law enforcement techniques and technologies to ensure the health, safety and welfare of residents, businesses and visitors.	**Objective SAF-1.1.** The City will continue to implement innovative and state of the art law enforcement techniques and technologies to ensure the health, safety and welfare of residents, businesses and visitors.
Policy SAF-1.1.1. Maintain a well-trained and adequately-staffed police department dedicated to law enforcement activities within the City of Coral Gables.	**Policy SAF-1.1.1.** Maintain a well-trained and adequately-staffed police department dedicated to law enforcement activities within the City of Coral Gables.
Policy SAF-1.1.2. Incorporate "Crime Prevention Through Environmental Design" (CPTED) concepts and techniques to the maximum extent feasible during site planning for new development and redevelopment.	**Policy SAF-1.1.2.** Incorporate "Crime Prevention Through Environmental Design" (CPTED) concepts and techniques to the maximum extent feasible during site planning for new development and redevelopment.
Policy 5-1.1.3. The Police Department shall continue high profile enforcement of all vehicular and non-vehicular traffic laws.	**Policy 5-1.1.3.** The Police Department shall continue high profile enforcement of all vehicular and non-vehicular traffic laws.
Objective SAF-1.2. The City will continue to ensure that excellent professionally maintained fire rescue services are provided within the City.	**Objective SAF-1.2.** The City will continue to ensure that excellent professionally maintained fire rescue services are provided within the City.
Policy SAF-1.2.2. Provide appropriate distribution of emergency service personnel and equipment to strategic locations of the City 24 hours daily, 365 days per year. Provide for distribution of services for building and staffing two new fire stations, one to be located between the existing Fire Stations 2 and 3 and the other new station to be built and located within the Deering Bay area. Both stations shall meet ISO requirements for response coverage.	**Policy SAF-1.2.2.** Provide appropriate distribution of emergency service personnel and equipment to strategic locations of the City 24 hours daily, 365 days per year. Provide for distribution of services for building and staffing two new fire stations, one to be located between the existing Fire Stations 2 and 3 and the other new station to be built and located within the Deering Bay area. Both stations shall meet Insurance Services Office (ISO) requirements for response coverage.
Policy SAF-1.2.3. Increase the quality delivery of emergency fire and medical services in a timely, safe and efficient manner for all areas of the City 365 days per year.	**Policy SAF-1.2.3.** Increase the quality delivery of emergency fire and medical services in a timely, safe and efficient manner for all areas of the City 365 days per year.
Policy SAF-1.2.4 The City shall seek to provide adequate levels of service for water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards (NFPA) and Insurance Services Office (ISO) requirements, as amended.	**Policy SAF-1.2.4** The City shall seek to provide adequate levels of service for water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards (NFPA) and ISO requirements, as amended.
Objective SAF-1.3. The City will continue to ensure outstanding medical and healthcare services.	**Objective SAF-1.3.** The City will continue to ensure outstanding medical and healthcare services.
Policy SAF-1.3.1. Provide appropriate distribution of medical and healthcare facilities to strategic locations of the City through the Future Land Use Map and the Zoning Code.	**Policy SAF-1.3.1.** Provide appropriate distribution of medical and healthcare facilities to strategic locations of the City through the Future Land Use Map and the Zoning Code.
Objective SAF-1.4. The City shall seek to reduce the exposure of life and property to hurricanes and other disasters through the planning and implementation of emergency preparedness, response and recovery plans.	**Objective SAF-1.4.** The City shall seek to reduce the exposure of life and property to hurricanes and other disasters through the planning and implementation of emergency preparedness, response and recovery plans.
Policy SAF-1.4.1. Develop an emergency preparedness, response and recovery plan and update it every two years to provide comprehensive pre-disaster planning consistent with Miami-Dade County's Emergency Management Plan.	**Policy SAF-1.4.1.** Develop an emergency preparedness, response and recovery plan and update it every two years to provide comprehensive pre-disaster planning consistent with Miami-Dade County's Emergency Management Plan.
Policy SAF-1.4.2. Due to the City's location within the Coastal High Hazard Area and general vulnerability to hurricane events, the City shall implement and/or adhere to emergency management and hurricane evacuation plans and procedures through land use controls.	**Policy SAF-1.4.2.** Due to the City's location within the Coastal High Hazard Area and general vulnerability to hurricane events, the City shall implement and/or adhere to emergency management and hurricane evacuation plans and procedures through land use controls.

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy SAF-1.4.3. The City shall coordinate with adjacent municipalities, Miami-Dade County, the Florida Department of Transportation and other agencies as appropriate to ensure the ability of the regional transportation network to provide for the safe and timely evacuation of residents in a hurricane or other emergency event.	**Policy SAF-1.4.3.** The City shall coordinate with adjacent municipalities, Miami-Dade County, the Florida Department of Transportation and other agencies, as appropriate, to ensure the ability of the regional transportation network to provide for the safe and timely evacuation of residents in a hurricane or other emergency event.
Objective SAF-1.5 Provide method for input from citizens concerning the quality of service provided by the Fire Department.	**Objective SAF-1.5.** Provide a method for input from citizens concerning the quality of service provided by the Fire Department.
Objective SAF-1.6 Continue to improve and develop public-private public safety ventures with the University of Miami for all future public safety service enhancements	**Objective SAF-1.6.** Continue to improve and develop public-private public safety ventures with the University of Miami for all future public safety service enhancements.
Goal SAF-2. ~~PROTECT HUMAN LIFE AND INVESTMENT IN THE COASTAL AREA. To~~ Protect human life and investment in the coastal area of ~~Coral Gables~~ the City.	**Goal SAF-2.** Protect human life and investment in the coastal area of the City.
Objective SAF-2.1. ~~MANAGING PUBLIC EXPENDITURES.~~ Limit public expenditures in coastal areas to projects clearly in the public interest and which minimize the risk from storm damage. This objective shall be achieved through the implementation of the following policies. ~~(3243)~~	**Objective SAF-2.1.** Limit public expenditures in coastal areas to projects clearly in the public interest and which minimize the risk from storm damage. This objective shall be achieved through the implementation of the following policies.
Policy SAF-2.1.1. ~~LOCATION OF PUBLIC INVESTMENTS~~. Public expenditures for infrastructure improvements shall be located outside flood prone areas, to the extent practicable, to keep floodways as unobstructed as possible.	**Policy SAF-2.1.1.** Public expenditures for infrastructure improvements shall be located outside flood prone areas, to the extent practicable, to keep floodways as unobstructed as possible.
Policy SAF-2.1.2. ~~LIMITING SUBSIDIES TO DEVELOPMENT IN THE COASTAL AREAS.~~ Limit public expenditures that subsidize development permitted in coastal areas as defined herein ~~in Policy 5-2.1.4~~ except for restoration or enhancement of natural resources. ~~(3243)~~	**Policy SAF-2.1.2.** Limit public expenditures that subsidize development permitted in coastal areas as defined herein except for restoration or enhancement of natural resources.
Policy SAF-2.1.3. ~~DEFINITION OF CHHA.~~ The City ~~adopts~~ shall abide by the Coastal High Hazard Area (CHHA) defined ~~in F.S. Chapter 163 and Rule 9J 5.003 (19), as amended, as the entire Category 1 Hurricane evacuation area as identified in the SFRPC Study as amended. (3243)~~as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model (see SAF-1: Storm Tide Atlas Map).	**Policy SAF-2.1.3.** The City shall abide by the Coastal High Hazard Area (CHHA) defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model (see SAF-1: Storm Tide Atlas Map).
Policy SAF-2.1.4. ~~DEFINITION OF COASTAL AREA~~. The Coastal Area within the City of Coral Gables shall be defined as the land south of the Coral Gables Waterway, east of Old Cutler Road, and north of the southern ~~City~~ limit of ~~Coral Gables~~ the City. ~~(3243~~)	**Policy SAF-2.1.4.** The Coastal Area within the City of Coral Gables shall be defined as the land south of the Coral Gables Waterway, east of Old Cutler Road, and north of the southern limit of the City.
Objective SAF-2.2. ~~MANAGING HURRICANE EVACUATION TIMES.~~ Assure that future development or redevelopment maintains or reduces hurricane evacuation times. The City establishes an out-of-county hurricane evacuation time for a category 5 hurricane of 16 hours. Mitigation is permitted to achieve and maintain these standards.	**Objective SAF-2.2.** Assure that future development or redevelopment maintains or reduces hurricane evacuation times. The City establishes an out-of-county hurricane evacuation time for a category 5 hurricane of 16 hours. Mitigation is permitted to achieve and maintain these standards.
Policy SAF-2.2.1. ~~MANAGE LOCATION OF POPULATION CONCENTRATIONS.~~ Manage the location of populations concentration by maintaining ~~Maintain~~ low-density residential land use designations in the coastal high-hazard area by directing higher-density population concentrations to areas away from the coastal high-hazard area through the City's land use planning process. ☑	**Policy SAF-2.2.1.** Manage the location of population concentration by maintaining low-density residential land use designations in the CHHA by directing higher-density population concentrations to areas away from the CHHA through the City's land use planning process. ☑
	Policy SAF-2.2.2. Monitor hurricane and emergency management studies with the intent of identifying and correcting deficiencies. Continue to integrate regional and local notification and evacuation procedures into the City's Emergency Operations Plan. ☑
	Objective SAF-2.3. Establish priorities and development guidelines for post-disaster redevelopment in the coastal area.
	Policy SAF-2.3.1. Update the Post Disaster Development Plan annually. The plan shall address land use, public safety, infrastructure, and public investment concerns. The plan shall include policies to distinguish between

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Policy SAF-2.2.2. ~~FOLLOW-UP ACTIONS RELATED TO HURRICANE AND EMERGENCY MANAGEMENT STUDIES.~~ Monitor hurricane and emergency management studies with the intent of identifying and correcting ~~Relieve~~ deficiencies identified. ~~in the hurricane evacuation analysis of the South Florida Hurricane Contingency Study, and~~ Continue to integrate regional and local notification and evacuation procedures into the City's ~~Coral Gables Basic~~ Emergency Operations Plan. ☑ **Objective SAF-2.3.** ~~POST-DISASTER REDEVELOPMENT.~~ Establish priorities and development guidelines for post-disaster redevelopment in the coastal area. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ ~~**Policy 5-2.3.1.** REDUCE EXPOSURE TO NATURAL HAZARDS. Post-disaster redevelopment shall reduce or eliminate the exposure of human life and public and private property to natural hazards.~~ ☑ **Policy SAF-2.3.1.** ~~PREPARE A POST-DISASTER REDEVELOPMENT PLAN.~~ Update the Post Disaster Development Plan annually. The ~~Prepare a post-disaster redevelopment~~ plan shall address ~~which addresses~~ land use, public safety, infrastructure, and public investment concerns. The ~~post-disaster redevelopment p~~Plan shall include policies to distinguish between immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities; and the removal, relocation, or structural modification of damaged infrastructure and unsafe structures. The plan should also ensure all redevelopment shall reduce or eliminate the exposure of human life and public and private property to natural hazards. ☑ **Policy SAF-2.3.2.** ~~UPDATE PLAN AND POST-DISASTER REDEVELOPMENT PLAN.~~ Annually, incorporate recommendations of interagency hazard mitigation into the C~~c~~omprehensive P~~p~~lan and P~~p~~ost-D~~d~~isaster R~~r~~edevelopment P~~p~~lan. The redevelopment plan shall identify areas which may warrant post-disaster redevelopment, including elimination of unsafe conditions and inappropriate land uses, and limitation of redevelopment in areas of likely repeated damage. ☑ ~~**Policy 5-2.3.4.** REGULATING POST-DISASTER REDEVELOPMENT ACTIVITIES. Identify areas which may warrant post-disaster redevelopment, including elimination of unsafe conditions and inappropriate land uses, and limitation of redevelopment in areas of likely repeated damage.~~ ☑ **Objective SAF-2.4.** ~~PRIORITIES FOR SHORELINE USES.~~ Establish priorities and development standards for shoreline uses. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ **Policy SAF-2.4.1.** ~~PROVIDING PUBLIC ACCESS TO SHORELINE.~~ Provide for increased public access to the shoreline consistent with public needs, continuing and replacing adequate physical public access to shorelines; enforcing the public access requirements of the Coastal Zone Protection Act of 1985, as amended, and providing transportation or parking facilities for shoreline access. **Policy SAF-2.4.2.** ~~INTERLOCAL AGREEMENTS IMPACTING SHORELINE USES.~~ Utilize interlocal agreements or other methods for coordinating with Miami-Dade County and ~~the City of Miami to~~ effected adjacent local governments to complete the following: ensure adequate sites exist for water dependent uses; reduce exposure to natural hazards; and ensure public shoreline access is maintained. ~~shall be identified and set forth in interlocal agreements.~~ ☑ **Policy SAF-2.4.3.** ~~WATER-DEPENDENT AND WATER-RELATED USES PRIORITIES.~~ Establish priorities for siting water dependent and water related land uses.	immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities; and the removal, relocation, or structural modification of damaged infrastructure and unsafe structures. The plan should also ensure all redevelopment shall reduce or eliminate the exposure of human life and public and private property to natural hazards. ☑ **Policy SAF-2.3.2.** Annually incorporate recommendations of interagency hazard mitigation into the Comprehensive Plan and Post-Disaster Redevelopment Plan. The redevelopment plan shall identify areas which may warrant post-disaster redevelopment, including elimination of unsafe conditions and inappropriate land uses, and limitation of redevelopment in areas of likely repeated damage. ☑ **Objective SAF-2.4.** Establish priorities and development standards for shoreline uses. **Policy SAF-2.4.1.** Provide for increased public access to the shoreline consistent with public needs, continuing and replacing adequate physical public access to shorelines; enforcing the public access requirements of the Coastal Zone Protection Act of 1985, as amended, and providing transportation or parking facilities for shoreline access. **Policy SAF-2.4.2.** Utilize interlocal agreements or other methods for coordinating with Miami-Dade County and affected adjacent local governments to complete the following: ensure adequate sites exist for water-dependent uses; reduce exposure to natural hazards; and ensure public shoreline access is maintained. ☑ **Policy SAF-2.4.3.** Establish priorities for siting water dependent and water related land uses. **Policy SAF-2.4.4.** In evaluating applications for marinas or marina siting all of the following shall be addressed: land use compatibility; availability of upland support services; existing protective status or ownership; hurricane contingency planning; protection of water quality; water depth; environmental disruptions and mitigation actions; availability for public use; and, economic need and feasibility. The criteria shall be reviewed by the Planning Department on an annual basis and updated as necessary. ☑ **Objective 5-2.5.** Reduce the exposure of human life and property to natural hazards in coastal areas. **Policy 5-2.5.1.** Regulate building practices, floodplains, beach alteration, storm water management, sanitary sewer and septic tanks, and land use to reduce the exposure of human life and public and private property to natural hazards. **Policy 5-2.5.2.** Incorporate the direction provided in the Coral Gables Basic Emergency Operations Plan into the City's Comprehensive Plan and Zoning Code. **Policy 5-2.5.3.** Direct population concentrations away from the CHHA through the City's land use planning process. **Objective 5-2.6.** Maintain level of service standards, areas of service and phasing of infrastructure in coastal area. **Policy 5-2.6.1.** Limit development in designated coastal areas to uses which have historically proven to be less vulnerable to storm damage. **Policy 5-2.6.2.** Relocate or replace infrastructure away from designated CHHAs, where feasible.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
~~POLICY 5-2.4.4: STANDARDS FOR SHORELINE DEVELOPMENT. Establish performance standards for shoreline development.~~ ☑ **Policy SAF-2.4.4.** ~~CRITERIA FOR MARINA SITING. Establish criteria for~~ In evaluating applications for marinas or marina siting ~~which~~ all of the following shall be addressed: land use compatibility; availability of upland support services; existing protective status or ownership; hurricane contingency planning; protection of water quality; water depth; environmental disruptions and mitigation actions; availability for public use, and economic need and feasibility. The criteria shall be reviewed by the Planning Department on an annual basis and updated as necessary. ☑ **Objective 5-2.5.** ~~EXPOSURE TO NATURAL HAZARDS IN COASTAL AREAS.~~ Reduce the exposure of human life and property to natural hazards in ~~the~~ coastal areas. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ **Policy 5-2.5.1.** ~~APPLICABLE REGULATIONS.~~ Regulate building practices, floodplains, beach alteration, storm water management, sanitary sewer and septic tanks, and land use to reduce the exposure of human life and public and private property to natural hazards. **Policy 5-2.5.2.** ~~UPDATE PLAN AND REGULATIONS.~~ Incorporate the direction provided in the ~~hazard mitigation annex of the~~ Coral Gables Basic Emergency Operations Plan into the City's Comprehensive Plan~~ning~~ and Zoning Code ~~development regulation for the city~~. **Policy 5-2.5.3.** ~~MANAGING POPULATION CONCENTRATIONS.~~ Direct population concentrations away from the coastal high-hazard area through the City's land use planning process. **Objective 5-2.6.** ~~MANAGING COASTAL INFRASTRUCTURE. Establish~~ Maintain level of service standards, areas of service and phasing of infrastructure in coastal areas. ~~This objective shall be achieved through the implementation of the following policies. (3243)~~ **Policy 5-2.6.1.** ~~LIMITATIONS ON DEVELOPMENT IN THE COASTAL AREAS.~~ Limit development in designated coastal areas to uses which have historically proven to be less vulnerable to storm damage. ~~(3243)~~ **Policy 5-2.6.2.** ~~INFRASTRUCTURE RELOCATION OR REPLACEMENT.~~ Relocate or replace infrastructure away from designated coastal high-hazard areas, where feasible. **Policy 5-2.6.3.** ~~AVAILABILITY OF INFRASTRUCTURE.~~ Ensure that required infrastructure is available to serve the development or redevelopment at densities proposed by the future land use plan in the coastal area, consistent with coastal resource protection and safe evacuation. Funding for infrastructure shall be phased to coincide with the demands generated by development or redevelopment. Infrastructure shall not be made available unless the development or redevelopment meets the requirements of the Concurrency Management System. ☑ **Policy 5-2.6.4.** ~~CRITERIA FOR PRIORITIZING SHORELINE USES AND PUBLIC SHORELINE ACCESS.~~ In reviewing applications for shoreline development, first priority shall be directed to the following shoreline uses: ~~(3243)~~ • Non-structural shoreline protection uses such as native shoreline revegetation programs. • Approved water-dependent shoreline uses such as pile supported access ways and duly permitted dock	**Policy 5-2.6.3.** Ensure that required infrastructure is available to serve the development or redevelopment at densities proposed by the future land use plan in the coastal area, consistent with coastal resource protection and safe evacuation. Funding for infrastructure shall be phased to coincide with the demands generated by development or redevelopment. Infrastructure shall not be made available unless the development or redevelopment meets the requirements of the Concurrency Management System. ☑ **Policy 5-2.6.4.** In reviewing applications for shoreline development, first priority shall be directed to the following shoreline uses: • Non-structural shoreline protection uses such as native shoreline revegetation programs. • Approved water-dependent shoreline uses such as pile supported access ways and duly permitted dock facilities. All such facilities shall satisfy all applicable county, state and federal regulations and all provisions of the City's Zoning Code and all requisite permits from all environmental permitting agencies prior to obtaining City approval. Second priority shall be directed toward uses such as: • Parking facilities for shoreline access located outside wetlands. • Residential structures that comply with building codes for structures within the coastal building zone. • Recreational facilities which comply with applicable codes.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
facilities. All such facilities shall satisfy all applicable county, state and federal regulations and all provisions of the City's Zoning Code ~~land development regulations~~ and ~~obtain~~ all requisite permits from all environmental permitting agencies prior to obtaining City approval. Second priority shall be directed toward uses such as: • Parking facilities for shoreline access located outside wetlands. • Residential structures that comply with building codes for structures within the coastal building zone. • Recreational facilities which comply with applicable codes.	

Summary of Element

This element was updated to include the changes recommended in the 2006 EAR to be consistent with the requirements of Section 163.3177 Florida Statutes, which requires local governments to update the Capital Improvements Program on a yearly basis and adopt those changes into the Capital Improvements Element (CIE). The primary purpose of the CIE update is to continue to monitor the facility needs of the community and to ensure that the deficiencies and improvements identified in the other elements of the Comprehensive Plan support the growth of the community are programmed. The element was updated to reflect all proposed revisions to level of service standards as identified in the other elements of the Plan.

Capital Improvements

CIE

Vision: Provide high quality public facilities that meet and exceed the minimum level of service standards.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	Revised Goals, Objectives and Policies
Goal CIE~~9~~-1. ~~PROVIDE FACILITIES AND INFRASTRUCTURE.~~ The City shall provide for facilities and infrastructure, normal and customary to local city government, as necessary to serve residents, property owners and visitors in a manner which is fiscally prudent and efficient in utilizing public investments and providing for new capital expenditures. Note: This Goal is modified beyond the EAR comment due to further review of the wording. **Objective CIE~~9~~-1.1.** ~~PROVISION OF FACILITIES NECESSARY TO MAINTAIN LOS STANDARDS. Provide, as affordable, for the necessary repair and replacement of existing facilities and~~ Maintain and enhance public facilities and delivery of services for both existing and future residents and property owners. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading facilities and services necessary to maintain locally adopted level of service (LOS) standards. Note: This Objective is modified beyond the EAR comment due to further review of the wording. **Policy CIE~~9~~-1.1.1.** ~~FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS.~~ Capital requirements of one-hundred thousand dollars ($100,000) or more in annual expenditures shall be included in the Capital Improvements Element (CIE) Five (5) Year Schedule of Capital Improvements. Note: This policy was not modified, upon further review, the thresholds are determined to be sufficient. **Policy CIE~~9~~-1.1.2.** ~~CONTENT OF FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS.~~ The Five (5) Year Schedule of Improvements contained in the CIE shall include capital projects for renovation, replacement, upgrading, and new facilities as necessary to maintain the adopted level of service standards, balanced to meet local needs and abilities. **Policy CIE ~~9~~-1.1.3.** ~~ADOPTION OF ANNUAL CAPITAL BUDGET.~~ The City shall adopt~~s~~ an annual capital budget which contains the projects from the Five (5) Year Schedule of Improvements for the specified year. **Policy CIE ~~9~~-1.1.4.** ~~MANAGING LONG TERM GENERAL OBLIGATION DEBT.~~ The City ~~should~~ manages its long term general obligation debt in a manner that ensures that the ratio of the debt service millage to the city-wide millage does not exceed twenty (20%). Note: This Policy is modified beyond the EAR comment due to further review of the wording. **Policy CIE ~~9~~-1.1.5.** The City shall incorporate capital improvements affecting City LOS for water supply by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land via reference during periodic updates of the Comprehensive Plan. **Objective CIE ~~9~~-1.2.** ~~MINIMUM ACCEPTABLE LEVEL OF SERVICE STANDARDS. The minimum acceptable Level of Service (LOS) standards adopted by the City in each respective plan element are the basis for the Five (5) Year Capital Improvement Schedule. These minimum standards are as follows:~~ Identify and strengthen the minimum acceptable LOS standards adopted by the City in each respective plan element consistent with the Five (5) Year Capital Improvement Program. Note: This Objective is modified beyond the EAR comment due to further review of the wording. **Policy CIE ~~9~~-1.2.1.** ~~MINIMUM LOS STANDARDS USED IN PLANNING CAPITAL IMPROVEMENT NEEDS.~~ The following are the minimum acceptable LOS ~~Level of Service~~ standards to be utilized in planning for capital improvement needs: ~~(3243)~~ Note: This Policy is modified beyond the EAR comment due to further review, it was determined that this policy should remain.	**Goal CIE-1.** The City shall provide for facilities and infrastructure, normal and customary to local city government, as necessary to serve residents, property owners and visitors in a manner which is fiscally prudent and efficient in utilizing public investments and providing for new capital expenditures. **Objective CIE-1.1.** Maintain and enhance public facilities and delivery of services for both existing and future residents and property owners. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading facilities and services necessary to maintain locally adopted level of service (LOS) standards. **Policy CIE-1.1.1.** Capital requirements of one-hundred thousand dollars ($100,000) or more in annual expenditures shall be included in the Capital Improvements Element (CIE) Five (5) Year Schedule of Capital Improvements. **Policy CIE-1.1.2.** The Five (5) Year Schedule of Improvements contained in the CIE shall include capital projects for renovation, replacement, upgrading, and new facilities as necessary to maintain the adopted level of service standards, balanced to meet local needs and abilities. **Policy CIE-1.1.3.** The City shall adopt an annual capital budget which contains the projects from the Five (5) Year Schedule of Improvements for the specified year. **Policy CIE-1.1.4.** The City manages its long term general obligation debt in a manner that ensures that the ratio of the debt service millage to the city-wide millage does not exceed twenty (20%) percent. **Policy CIE-1.1.5.** The City shall incorporate capital improvements affecting City LOS for water supply by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land via reference during periodic updates of the Comprehensive Plan. **Objective CIE-1.2.** Identify and strengthen the minimum acceptable LOS standards adopted by the City in each respective plan element consistent with the Five (5) Year Capital Improvement Program. **Policy CIE-1.2.1.** The following are the minimum acceptable LOS standards to be utilized in planning for capital improvement needs: Traffic Circulation LOS. The minimum or lowest quality acceptable peak-period* operating LOS standards for State Principal Arterial, Minor Arterial, County Minor Arterial, County and City Collector roads within the City shall be the minimum acceptable peak-period LOS standard: • Where public transit service does not exist, roadways shall operate at or above LOS E; within the Special Transportation Area (STA) twenty (20%) percent of non-State roads may operate below LOS E. • Where public transit service having headways of twenty (20) minutes or less is provided within 1/2 mile distance, roadways shall operate at no greater than one-hundred twenty (120%) percent of their capacity. • Where commuter rail or express bus public transit service exists, generally parallel roads within 1/2 mile shall operate at no greater than one-hundred fifty (150%) percent of their capacity. ** Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.* 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

☑ Amendment (addition/deletion) pursuant to the EAR
Change to comply with DCA ORC

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)

Traffic Circulation LOS. The minimum or lowest quality acceptable peak-period* operating ~~Level of Service (LOS)~~ standards for State Principal Arterial, Minor Arterial, County Minor Arterial, ~~and~~ County and City Collector roads within the City ~~of Coral Gables~~ shall be ~~as herein established: (3243)~~
~~Beginning January 1, 1995,~~ the minimum acceptable peak-period LOS standard: ~~shall be the following:~~

- Where ~~no public mass~~ public transit service does not exist~~s~~, roadways shall operate at or above LOS E; ~~In~~ Within the Special Transportation Area ~~STA's~~ (STA) twenty (20%) of non-State roads may operate below LOS E.
- Where ~~mass~~ public transit service having headways of twenty (20) minutes or less is provided within ~~two (2)~~ 1/2 mile distance, roadways shall operate at no greater than one-hundred twenty (120%) of their capacity;
- Where ~~extraordinary~~ commuter rail or express bus public transit service ~~such as commuter rail or express bus service~~ exists, generally parallel roads within ~~2 miles~~ ½ mile shall operate at no greater than one-hundred fifty (150%) of their capacity.

* *Peak period means the average of the two highest consecutive hours of traffic volume during a weekday.*

Sanitary Sewer LOS. Existing sanitary sewer systems within the jurisdiction of the City shall be operated at LOS ~~levels of service~~ not less restrictive than that provided for in the Code of ~~Metropolitan~~ 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 ~~Levels of Service (LOS)~~ as herein described:

- The ~~Metro~~-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 ~~Metro~~-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.

Solid Waste LOS. The City shall maintain nominal collection services at the following levels of service: Residential pickup is to be twice a week for household waste, once per week for recycling, and once per week for trash; Commercial service provided by private contract service, shall continue at a level of service as agreed upon by the parties, not less than once per week. In cooperation with the ~~Metro~~-Miami- Dade County, the City shall provide and maintain a minimum acceptable LOS ~~Level of Service~~ for Solid Waste collection at an annual average design generation rate of five pounds (5 lbs) per capita per day for residential service, one half pound (0.5 lbs) per capita per day for residential recycling, and seven pounds (7 lbs) per capita per day for non-residential service. Certification of the availability and commitment of capacity by ~~Metro~~ Miami-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site, during the concurrency review process.

Drainage LOS. ~~Require projects to be designed to prevent flood damage in accord with applicable law. The South Florida Water Management District and Metro-Dade County shall be coordinated with to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protection from the degree of flooding that would result for duration of one day during a storm that statistically occurs once in five years. All land on which urban development is to occur shall be filled to meet or exceed the Metro-Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All structures shall be constructed at, or above the minimum floor elevations as specified in the Federal Insurance Rate Maps for Coral Gables in Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be~~

Revised Goals, Objectives and Policies

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.

Solid Waste LOS. The City shall maintain nominal collection services at the following levels of service: Residential pickup is to be twice a week for household waste, once per week for recycling, and once per week for trash; Commercial service provided by private contract service, shall continue at a level of service as agreed upon by the parties, not less than once per week. In cooperation with the Miami-Dade County, the City shall provide and maintain a minimum acceptable LOS for Solid Waste collection at an annual average design generation rate of five (5 lbs) pounds per capita per day for residential service, one half (0.5 lbs) pound per capita per day for residential recycling, and seven (7 lbs) pounds per capita per day for non-residential service. Certification of the availability and commitment of capacity by Miami-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site, during the concurrency review process.

Drainage LOS. The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for duration of one day from a ten-year storm. All structures shall be constructed at, or above, the minimum floor elevation specified in the Flood Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida. All new development must retain at least the first one (1") inch of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest.

Potable Water LOS. The minimum acceptable LOS standards of potable water shall be 165 gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a rated capacity which is no less than two (2%) percent above the maximum day flow for the preceding year. Water quality shall meet or exceed all federal, state, and County primary standards for potable water; and system wide storage capacity for finished water shall equal no less than fifteen (15%) percent of the County-wide average daily demand.

Fire Protection LOS. The minimum acceptable LOS standards of fire protection shall be as follows:

- Minimum fire flows shall be maintained at not less than:
  - 500 gpm in single-family residential areas of densities of less than 5.8 units per acre.
  - 750 gpm for single-family and duplex residential areas at densities of 5.8 dwelling units per acre or more.
  - 1500 gpm in multi-family residential and low intensity commercial areas of two (2) floors or less.
  - 3000 gpm in all other commercial and industrial areas.
- Automatic fire suppression systems shall be required in all buildings of six floors or more.

Adequate Water Distribution LOS Standards. The City shall seek to provide adequate water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards

~~secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/ owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest. The LOS standard shall be fairly and equitably applied to all development sites where increased drainage service is required.~~ The minimum acceptable Flood Protection LOS standards for the City shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm. All structures shall be constructed at, or above, the minimum floor elevation specified in the Flood Insurance Rate Maps for Coral Gables in Miami-Dade County, Florida. All new development must retain at least the first one inch (1") of storm water runoff on-site, or other non-public sites as may be secured for permanent services. Designs to meet this first inch criteria will be reviewed for design solutions to meet actual site conditions. The burden for the construction of such facilities shall be borne by the developer and/or owner of such sites. Failure of such facilities and subsequent corrections shall also be the responsibility of the developer and/owner. The City may require greater than the first one inch on-site retention where the City establishes more restrictive rules in the public interest.

Potable Water LOS. The minimum acceptable LOS ~~Level of Service~~ standards of potable water shall be 155 ~~165~~ ~~294~~ gallons per day per capita and such water is to be delivered to users at a pressure of not less than twenty pounds per square inch (psi) and not greater than one-hundred (100) psi. The regional treatment system shall operate with a maximum daily rated capacity which is no less than two (2%) percent above the maximum daily ~~day~~ flow for the preceding year and an annual average daily capacity 2% above the average daily system demand for the preceding 5 years. Water quality shall meet or exceed all federal, state, and County primary standards for potable water; and system wide storage capacity for finished water shall equal no less than fifteen (15%) percent of the County-wide average daily demand.

Fire Protection LOS. The minimum acceptable LOS ~~Level of Service~~ standards of fire protection shall be as follows:

- Minimum fire flows shall be maintained at not less than:
  - 500 gpm in single family residential areas of densities of less than 5.8 units per acre~~;~~.
  - 750 gpm for single family and duplex residential areas at densities of 5.8 dwelling units per acre or more~~;~~.
  - 1500 gpm in multi-family residential and low intensity commercial areas of two (2) floors or less~~; and~~.
  - 3000 gpm in all other commercial and industrial areas.
- Automatic fire suppression systems shall be required in all buildings of six floors or more.

Adequate Water Distribution LOS Standards. The City shall seek to provide adequate water distribution and hydrants for all existing and new areas annexed and serviced by the Fire Department. All existing and new water distribution systems, fire hydrants and flows shall be in compliance with the National Fire Protection Standards (NFPA) and Insurance Services Office (ISO) requirements, as amended.

Recreation LOS Standards. Maintain the existing level of services provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable ~~Level of Service~~ LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards: ~~are as herein provided. (3243)~~

RECREATION FACILITY	STANDARD	PARKS	STANDARD (acres per 1,000 residents)

(NFPA) and Insurance Services Office (ISO) requirements, as amended.

Recreation LOS Standards. Maintain the existing level of services provided by recreation programs and activities to meet the continuing needs of all residents. The minimum acceptable LOS standards for recreation and open space facilities will be measured by number of facilities per resident in addition to the following radius standards:

Recreation facilities per resident:

Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:

Park Type	Acreage/Mileage	Service Radius
Urban Open Spaces	0 - .25	5 minute walk or 0 .25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

Urban Open Spaces are those designated areas which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvements. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as linear parks or vest pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks those designated areas that are "walk-to" facilities where residents may walk or bicycle to the park within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to the following: field games; court games; sports fields; playground apparatus area; picnic area; landscaping and gardens areas; and senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Facilities is an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community.

District/Regional Parks is an area selected for its natural and ornamental quality and its suitability of which the purpose is to function as a regionally-based recreational activity area. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between

~~Golf Course~~	~~9 holes per 25,000 residents~~	~~Special Purpose~~	~~3.00~~
~~Tennis Courts~~	~~1 court per 2,000 residents~~	~~Neighborhood~~	~~0.75~~
~~Racquetball Courts~~	~~1 court per 11,500 residents~~	~~Mini-park~~	~~0.04~~
~~Basketball Courts~~	~~1 court per 5,000 residents~~	~~Open Space~~	~~0.10~~
~~Ball Diamonds~~	~~1 field per 5,600 residents~~		
~~Playing Fields~~	~~1 field per 5,600 residents~~	~~Active~~	~~0.30~~
~~Swimming Pools~~	~~1 pool per 50,000 residents~~		
~~Equipped Play Area~~	~~1 area per 5,000 residents~~		

Recreation facilities per resident:

Recreation facility	Standard	Parks	Acres per 1,000 residents
Playing Fields	1 field per 5,600 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

Recreation facilities radius standard:

Park Type	Acreage/Mileage	Service Radius
Urban Open Spaces	0 - .25	5 minute walk or 0 .25 miles
Neighborhood	.25 - 3	10 minute walk or 0.5 miles
Community Facilities	3 – 100	15 minute drive or 5 miles
Beach/Waterway Access	N/A	20 minute drive or 6.7 miles
District/Regional	> 100	30 minute drive or 10 miles
Trail Ways	At least 100' in length	10 minute walk or 0.5 miles
Private Park/ Recreation Facilities	Varies	10 minute drive or 3.3 miles

Urban Open Space are those designated areas which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvement. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. Some open space areas may serve as linear parks, vest pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks those designated areas that are "walk-to" facilities where residents may walk or bicycle to the park within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to the following: field games; court games; sports fields; playground apparatus area; picnic area; landscaping and gardens areas; and senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Facilities is an area that provides a diverse range of recreational and leisure activities or provides activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses.

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.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools, however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH capacity.

Certification of the availability and commitment of capacity by Miami-Dade County Public Schools during the concurrency review process shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development.

Objective CIE-1.3. The implementation of Future Land Use decisions through the Zoning Code and development order issuance shall be moderated by the availability of fiscal resources to permit the provision of capital facilities and related resources to maintain the level of services at adopted levels.

Policy CIE-1.3.1. Analyze the capital facilities and infrastructure implications of land use and development projects with attention to the following:

- Safety improvements and hazard mitigation.
- Elimination of sub-standard conditions.
- Demonstrated linkage between projected growth or redevelopment and facility location.
- Balance between supporting new development or redevelopment.
- Financial feasibility, including long term operating costs.
- Coordination among agencies of capital programs.
- Contractual and/or mandatory obligations.

Policy CIE-1.3.2. All threshold development shall be contingent upon the provision of the necessary services at adopted levels and on a timely basis. Threshold development shall mean any development that increases gross floor area or increases demand for public facilities or services.

Policy CIE-1.3.3. Public facilities to serve existing and proposed developments shall be completed on a timely basis and concurrent with the need for such facilities subject to the following:

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very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, gymnasiums, performing and community centers. These facilities are designed to meet the recreation needs of the entire community.
 	
District/Regional Parks is an area selected for its natural and ornamental quality and its suitability of which the purpose is to function as a regionally-based recreational activity area. Its size is based on its capacity to accommodate a variety of activities, preserve its natural character, and provide adequate buffering between activity areas. Recreational activities could include, but not be limited to, swimming, picnicking, camping, boating, fishing, and a variety of trail uses.
 	
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.
 	
The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.
 	
LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools, however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH capacity.
 	
Certification of the availability and commitment of capacity by Miami-Dade County Public Schools during the concurrency review process shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development.
 	
Objective CIE~~9~~-1.3. ~~IMPLICATIONS OF FISCAL CONSIDERATIONS CAPITAL FACILITIES AND RELATED RESOURCES ON LAND USE.~~ The implementation of Future Land Use decisions through the Z~~z~~oning C~~c~~ode and development order issuance shall be moderated by the availability of fiscal resources to permit the provision of capital facilities and related resources to maintain the level of services at adopted levels. ☑
 	
Policy CIE ~~9~~-1.3.1. ~~ANALYSIS OF CAPITAL FACILITIES AND INFRASTRUCTURE IMPLICATIONS ON LAND USE AND DEVELOPMENT.~~ Analyze the ~~The~~ capital facilities and infrastructure implications of land use and development projects ~~plans will be analyzed and set forth~~ with attention to the following:
• Safety improvements and hazard mitigation.
• Elimination of sub-standard conditions.
• Demonstrated linkage between projected growth or redevelopment and facility location.
• Balance between supporting new development or redevelopment.
• Financial feasibility, including long term operating costs.
• Coordination among agencies of capital programs.
	Sanitary Sewer, Solid Waste, Drainage and Potable Water. Prior to the issuance of any development order for new development or redevelopment the following shall apply:
	• The necessary facilities exist or are under construction at the time the final development order is approved and such construction is the subject of enforceable assurance that it shall be completed and serviceable without unreasonable delay; or
	• The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued; or
	• The necessary facilities are funded and programmed for implementation in the CIE for construction within the first three years of the City's adopted capital budget, or similarly adopted budget of other government agencies; or
	• The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or
	• Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances.
	
	Recreation and Open Space. Prior to the issuance of any development order for new development or redevelopment impacting recreation and open space LOS levels must meet one of the following timing requirements:
	• The necessary facilities and services are in place or under construction; or,
	• The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development are dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and
	  • The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted 5-Year Schedule of Capital Improvements; or
	  • The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
	  • The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place under actual construction not more than one year after the issuance of a certificate of occupancy or its functional equivalent.
	
	Transportation Facilities. Prior to the issuance of any development order for new development or redevelopment, public transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:
	• The necessary facilities and services are in place or under construction; or
	• A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-Year Schedule of Capital Improvements or transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation Five Year Work Program and Miami-Dade County's 5-Year Transportation Improvement Program.
	• The estimated date of commencement of actual construction and the estimated date of project completion must be included.

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- Contractual and/or mandatory obligations.

Note: This Policy is modified beyond the EAR comment due to further review of the wording.

Policy CIE ~~9~~-1.3.2. ~~CONSISTENCY OF THRESHOLD DEVELOPMENT WITH CONCURRENCY MANAGEMENT/LOS STANDARDS.~~ All threshold development shall be contingent upon the provision of the necessary services at adopted levels and on a timely basis. ~~concurrent with the time needed as set forth in the Land Use Chapter.~~ Threshold development shall mean any development that increases gross floor area or increases demand for public facilities or services. ☑

Policy CIE~~9~~-1.3.3. ~~CRITERIA FOR DETERMINING TIMELY AVAILABILITY OF PUBLIC FACILITIES. The assurance of the provision of necessary public facilities on a timely basis concurrent with the need for such facilities to serve existing and proposed developments shall be by one of the following six means and conditioned as applicable by the seventh provision as follows:~~ Public facilities to serve existing and proposed developments shall be completed on a timely basis and concurrent with the need for such facilities subject to the following:

~~1. The necessary facilities are under construction at the time the building permit is issued and such construction is the subject of enforceable assurance that it shall be completed and serviceable with out unreasonable delay;~~

~~2. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued;~~

~~3. 3. The necessary facilities are funded and programmed for implementation in the CIE for construction in year one of the City's adopted capital budget, or similarly adopted budget of other government agencies.~~

~~4. The necessary traffic circulation and/or mass transit facilities or services are programmed in the CE for construction in or before year 3 of the City's adopted budget or similarly adopted budget of other government agencies including the County's capital budget or the State agency having operational responsibility for affected facilities; In all cases, such facilities must be committed for construction in or before year 3;~~

~~5. The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or~~

~~6. Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances; and~~

~~7. In all instances where a decision to issue a building permit is based on the foregoing provisions 3, 4 or 5, the following conditions shall apply:~~

~~a. The necessary facilities shall not be deferred or deleted from the CIE, work program or adopted one-year capital budget unless the dependent building permit expires or is rescinded prior to the issuance of a certificate of use and occupancy (CO);~~

~~b. The facilities necessary to serve a development must be contracted for construction no later than thirty-six months after the date that the initial certificate of use and occupancy (CO) is issued for the dependent development; and~~

~~c. Construction of the necessary facilities must proceed to completion with no unreasonable delay or interruption.~~ ☑

Sanitary Sewer, Solid Waste, Drainage and Potable Water. Prior to the issuance of any development order for new development or redevelopment the following shall apply:

- The necessary facilities exist or are under construction at the time the final development order is approved and such construction is the subject of enforceable assurance that it shall be completed and serviceable with out unreasonable delay; or
- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3180(1) (c) F.S. or an agreement or development order issued pursuant to Chapter 380, F.S. to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation.

Educational Facilities. Public school facility capacity improvements programmed in the first three years of the Miami-Dade County Public Schools Facilities Work Program shall be counted as available capacity for purposes of concurrency. The necessary public school facilities must be in place or under actual construction within three years after issuance of final site plan approval.

Policy CIE-1.3.4. The Five-Year Schedule of Improvements will include the capital investments required by the plan based upon the level of service standards adopted within each portion of the Comprehensive Plan.

Policy CIE-1.3.5. Threshold Development shall be required to bear an equitable share of the cost of providing public facilities and infrastructure consistent with this plan including the payment of impact fees as outlined in the Zoning Code. Equitable share of completing infrastructure may include police, fire, stormwater and transportation impact fees and contribution to enterprise funds.

Policy CIE ~~9~~-1.3.6. The City in coordination with Miami-Dade County Public Schools shall include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and the Updated and Restated City of Coral Gables and Miami-Dade County School Board Interlocal Agreement for Public School Facility Planning, consistent with the requirements of Chapter 163, Florida Statues. The intent of these options is to provide for the mitigation of residential development impacts on public facilities through Public School Mitigation Agreements that provide for one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank for the right to sell capacity credits.

Objective CIE-1.4. The City should maintain and strengthen its investment in public resources to further the goals, objectives and policies of the Comprehensive Plan.

Policy CIE-1.4.1. Public capital resources should not be spent to subsidize private development in coastal areas as defined in the Public Safety Element except for restoration or enhancement of natural resources.

Objective CIE-1.5. Protect the public fiscal welfare by limitations on the amount and kind of debt the City may incur.

Policy CIE-1.5.1. The City shall be limited on the use of revenue bonds to no more than twenty-five (25%) percent total debt. The total debt service shall not exceed six (6%) percent of total revenue; and outstanding capital indebtedness shall not exceed eight (8%) percent of the total property tax base of the City.

Objective CIE-1.6. The City shall ensure the provision of public facilities and services at no less than the established LOS standards and manage the land development process to assure public facility needs do not exceed the City's ability to adequately fund and provide or require provision of needed capital improvements. The City will use the collection of impact fees to adequately fund services and projects related to roadways, parks,

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• The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued; or
• The necessary facilities are funded and programmed for implementation in the CIE for construction within the first three years of the City's adopted capital budget, or similarly adopted budget of other government agencies; or
• The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or
• Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances.
 	
Recreation and Open Space. Prior to the issuance of any development order for new development or redevelopment impacting recreation and open space LOS levels must meet one of the following timing requirements:
• The necessary facilities and services are in place or under construction; or;
• The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and
  • The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted 5-Year Schedule of Capital Improvements; or
  • The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
  • The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place under actual construction not more than one year after the issuance of a certificate of occupancy or its functional equivalent.
 	
Transportation Facilities. Prior to the issuance of any development order for new development or redevelopment, public transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:
• The necessary facilities and services are in place or under construction; or
• A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the Town's adopted 5-Year Schedule of Capital Improvements or transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation Five Year Work Program and Miami-Dade County's 5-Year Transportation Improvement Program.
• The estimated date of commencement of actual construction and the estimated date of project completion must be included.
  • The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation; or
	police, fire and general government services.
	
	Policy CIE-1.6.1. The Concurrency Management Program (CMP) shall provide for the regulation and administration of the issuance of threshold development orders to be predicated upon the provision of public services consistent with this plan.
	
	Policy CIE 1.6.2. The City shall continue its established impact fee system that supports the Comprehensive Plan to ensure that public facilities shall be available to serve new development.
	
	Policy CIE-1.6.3. The City will collect funds through the authority of the impact fee ordinance to support public facilities which have a "rational nexus" to and provide a benefit for new development on which impact fees are imposed.
	
	Policy CIE-1.6.4. Funds collected through impact fees shall be used to provide additional public facilities and capital improvements to accommodate new development.
	
	Policy CIE-1.6.5. The City shall conduct a complete review of the Impact Fee program every three years to determine if changes in costs, facility needs, development patterns, demographics and any other relevant factors indicate a need to update the impact fees.
	
	Goal CIE-2. The City maintains a 5-Year Capital Improvement Program (CIP) containing projects that are financially feasible and necessary due to deficiencies in levels of service identified in other Comprehensive Plan elements or are other capital improvements which the City has determined shall be included in its CIP in provision of public services at or above the minimum LOS standards as adopted.
	
	Objective CIE-2.1. The City, as part of its annual fiscal year budget approval process, via that process, shall incorporate the new CIP into the Comprehensive Plan. The CIP shall be an Appendix to this document
	
	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 through 2013-2014 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.
	
	Goal CIE-3. The City shall continue to participate in an annual roadway improvement program which is funded by the local option gasoline tax.

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• The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3180(1) (c) F.S. or an agreement or development order issued pursuant to Chapter 380, F.S. to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation. Educational Facilities. Public school facility capacity improvements programmed in the first three years of the Miami-Dade County Public Schools Facilities Work Program shall be counted as available capacity for purposes of concurrency. The necessary public school facilities must be in place or under actual construction within three years after issuance of final site plan approval. **Policy CIE ~~9~~-1.3.4. ~~MINIMUM LOS STANDARDS AS THE BASIS FOR IDENTIFYING CAPITAL INVESTMENTS.~~** The Five-Year Schedule of Improvements will include the capital investments required by the plan based upon the level of service standards adopted within each portion of the Comprehensive Plan. **Policy CIE ~~9~~-1.3.5. ~~THRESHOLD DEVELOPMENT TO BEAR EQUITABLE SHARE OF PUBLIC FACILITY AND INFRASTRUCTURE COSTS.~~** Threshold Development shall be required to bear an equitable share of the cost of providing public facilities and infrastructure consistent with this plan including the payment of impact fees as outlined in the Zoning Code. Equitable share of completing infrastructure may include police, fire, stormwater and transportation impact fees and contribution to enterprise funds. ☑ **Policy CIE ~~9~~-1.3.6.** The City in coordination with Miami-Dade County Public Schools shall include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and the Updated and Restated City of Coral Gables and Miami-Dade County School Board Interlocal Agreement for Public School Facility Planning, consistent with the requirements of Chapter 163, Florida Statues. The intent of these options is to provide for the mitigation of residential development impacts on public facilities through Public School Mitigation Agreements that provide for one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank for the right to sell capacity credits. **Objective CIE ~~9~~-1.4. ~~CONTINUE PUBLIC INVESTMENTS.~~ ~~Public resources shall be invested to further the goals, objectives and policies of the comprehensive plan.~~** The City should maintain and strengthen its investment in public resources to further the goals, objectives and policies of the Comprehensive Plan. Note: This Objective is modified beyond the EAR comment due to further review of the wording. **Policy CIE ~~9~~-1.4.1. ~~LIMITING SUBSIDIES TO DEVELOPMENT IN THE COASTAL AREAS.~~** Public capital resources should not be spent to subsidize private development in coastal areas as defined in ~~Policy 5-2.1.4 of~~ the ~~Coastal Management~~ Public Safety Element except for restoration or enhancement of natural resources. Note: This Policy is modified beyond the EAR comment due to other changes in the Comprehensive Plan. **Objective CIE ~~9~~-1.5. ~~EXERCISE AND MAINTAIN DILIGENT PUBLIC FISCAL WELFARE.~~** Protect the ~~The~~ public fiscal welfare ~~shall be protected~~ by limitations on the amount and kind of debt the Ccity may incur. Note: This Objective is modified beyond the EAR comment due to further review of the wording. **Policy CIE ~~9~~-1.5.1. ~~LIMITATIONS ON CITY CAPITAL EXPENDITURES.~~** The City shall be limited on the use of revenue bonds to no more than twenty-five (25%) percent total debt. The total debt service shall not exceed six (6%) percent of total revenue; and outstanding capital indebtedness shall not exceed eight percent of the total property tax base of the City.	**Goal CIE-4.** In addition to the general monitoring and evaluation requirements of the Capital Improvement Plan, the City as a part of its annual budget review process shall review and amend the Capital Improvement Plan to include new capital projects related to the Comprehensive Plan. The CIP shall be an Appendix to this document. **Goal CIE-5.** The Coral Gables Concurrency Management Program is included by reference in the Comprehensive Plan and is maintained by the City's Building and Zoning Department. **Objective CIE-5.1.** The City shall incorporate the new executive summary from the Coral Gables Concurrency Management Program into the Comprehensive Plan annually upon adoption of the annual Capital Improvement Program. **Policy CIE-5.1.1.** The City of Coral Gables Concurrency Management Program executive summary for 2009 is hereby incorporated by reference into the City's Capital Improvements Element. **Policy CIE-5.1.2.** Appropriate mechanisms will be developed and adopted consistent with the South Florida Water Management District and Miami-Dade County in order to assure that adequate water supplies are available to all water users and to ensure that adequate water supply is available prior to approval of a building permit. Furthermore, the City of Coral Gables will be responsible for providing monthly building permit data to MDWASD to be used for monitoring the availability of water supplies for all water users of the Miami-Dade County Water and Sewer Department within the City limits, and for implementing a system that links water supplies to the permitting of new development. **Policy CIE-5.1.3.** The City shall incorporate capital improvements affecting City levels of service for water supply by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its Capital Improvements Element via reference during periodic updates of the Comprehensive Plan. **Policy CIE-5.1.4.** The Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for 2009-2010 through 2013-2014 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.

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Objective CIE ~~9~~-1.6. ~~CONTINUE MONITORING OF MINIMUM LOS STANDARDS.~~ The City shall ensure ~~assure~~ the provision of public facilities and services at no less than the established LOS ~~Level of Service~~ standards and manage the land development process to assure public facility needs do not exceed the City's ability to adequately fund and provide or require provision of needed capital improvements. The City will use the collection of impact fees to adequately fund services and projects related to roadways, parks, police, fire and general government services. **Policy CIE ~~9~~-1.6.1.** ~~CONCURRENCY MANAGEMENT PROGRAM (CMP). The City' shall establish a Concurrency Management Program (CMP) to execute the policies set forth herein and assure compliance with the established level of service standards and commitments made by affected developments.~~ The Concurrency Management Program (CMP) shall provide for the regulation and administration of the issuance of threshold development orders to be predicated upon the provision of public services consistent with this plan. ☑ ~~**Policy 9-1.6.2.** AVAILABILITY OF PUBLIC FACILITIES PRIOR TO COMPREHENSIVE PLAN ADOPTION. The CMP shall provide that public facilities shall be available to serve developments which are existing, and those holding valid development orders prior to the adoption of this comprehensive plan.~~ Note: This policy is deleted due to further review of the wording. **Policy CIE ~~9~~-1.6.2.** The City shall continue its established impact fee system that supports the Comprehensive Master Plan to ensure that public facilities shall be available to serve new development. **Policy CIE ~~9~~-1.6.3.** The City will collect funds through the authority of the impact fee ordinance to support public facilities which have a "rational nexus" to and provide a benefit to new development on which impact fees are imposed. **Policy CIE ~~9~~-1.6.4** Funds collected through impact fees shall be used to provide additional public facilities and capital improvements to accommodate new development. **Policy CIE ~~9~~-1.6.5** The City shall conduct a complete review of the Impact Fee program every three years to determine if changes in costs, facility needs, development patterns, demographics and any other relevant factors indicate a need to update the impact fees. ~~**Policy 9-1.6.3.** REVISING THE LAND DEVELOPMENT REGULATIONS. The City's Land Development Regulations went into effect December 31, 1991. After January 1, 1997, the City shall revise the Land Development Regulations, which govern: zoning; subdivision; signage; landscaping and tree protection; surface water management and other areas, as needed 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.~~ ☑ **Goal CIE~~9~~-2.** ~~THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE: PROJECTS: The following~~ The City maintains a 5-Year Capital Improvement Program (CIP) containing projects that are financially feasible and necessary due to ~~required by~~ deficiencies in levels of service identified in other comprehensive plan chapters or are other capital improvements which the City has determined shall be included in its CIP in provision of public services at or above the minimum LOS standards as adopted. Note: This Goal is modified beyond the EAR comment due to further review of the wording. **Objective CIE ~~9~~-2.1.** ~~CAPITAL IMPROVEMENT PLAN. The Coral Gables Capital Improvement Plan (CIP) for 1994 through 2000 is shown in Appendix B.~~ The City, as part of its annual fiscal year budget approval process,	

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Change to comply with DCA ORC

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~~via that process~~ shall incorporate~~s~~ the new CIP into the Comprehensive Plan. ~~upon adoption of the annual budget beginning with the 1997-98 budget.~~. The CIP shall be an Appendix to this document. Note: This Objective is modified beyond the EAR comment due to further review of the wording. **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 through 2013-2014 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. **Goal CIE ~~9~~-3.** ~~STREET IMPROVEMENT PROGRAM:~~ ~~This is an annual program which is funded by the 1993 five (5¢) local option gasoline tax. The funds are entirely used for capital expenses associated with the resurfacing of municipal streets throughout the City. Included in the project are water line improvements, drainage improvements, sanitary sewer repairs and repaving of road surfaces. Each year approximately 30-40 blocks are selected for improvements using the local option gasoline tax proceeds and are included within the City's annual Capital Budget.~~ The City shall continue to participate~~s~~ in an annual roadway improvement program which is funded by the local option gasoline tax. ☑ **Goal CIE~~9~~-4.** ~~REQUIREMENTS FOR MONITORING AND EVALUATION~~ In addition to the general monitoring and evaluation requirements of the Capital Improvement Plan ~~plan~~, the City as a part of its annual budget review process ~~of Coral Gables by November 1st of each year~~ shall review ~~the Capital Improvement Element~~ and amend the Capital Improvement Plan to include new capital projects related to the Comprehensive Plan. The CIP shall be an Appendix to this document. Note: This Goal is modified beyond the EAR comment due to further review of the wording. **Goal CIE ~~9~~-5.** ~~CONCURRENCY MANAGEMENT PROGRAM~~. The ~~executive summary from the~~ Coral Gables Concurrency Management Program ~~System shall be~~ is included by reference in the Comprehensive Plan and is maintained by the City's Building and Zoning Department. ~~by reference~~. ☑ **Objective CIE ~~9~~-5.1.** The City shall incorporate the new executive summary from the Coral Gables Concurrency Management Program into the Comprehensive Plan annually upon adoption of the annual Capital Improvement Program. ☑ **Policy CIE-5.1.1.** The City of Coral Gables Concurrency Management Program executive summary for 2009 is hereby incorporated by reference into the City's Capital Improvements Element. ☑	

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Policy CIE-5.1.2. Appropriate mechanisms will be developed and adopted consistent with the South Florida Water Management District and Miami-Dade County in order to assure that adequate water supplies are available to all water users and to ensure that adequate water supply is available prior to approval of a building permit. Furthermore, City of Coral Gables will be responsible for providing monthly building permit data to MDWASD to be used for monitoring the availability of water supplies for all water users of the Miami-Dade County Water and Sewer Department within the City limits, and for implementing a system that links water supplies to the permitting of new development. **Policy CIE-5.1.3.** The City shall incorporate capital improvements affecting City levels of service for water supply by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its Capital Improvements Element via reference during periodic updates of the Comprehensive Plan. **Policy CIE-5.1.~~3~~4.** The Miami-Dade County Educational Facilities Plan and the Five-Year Facilities Work Program for 2009-2010 through 2013-2014 ~~Miami-Dade County Public Schools Facilities Work Plan for the period covering 2008/2009 to 2012/2013~~ 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.	

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Summary of Element

This element is new to the City of Coral Gable Comprehensive Plan and is not an element required by Statutes. This entire element is new language. The purpose of this element is to promote conservation of natural resources and at the same time introduce strategies to reduce the emission of greenhouse gases within the City. Strategies include incentives to developers to utilize "green" technology and site design when constructing new buildings, increase the tree canopy within the City, conserve energy and water within City owned facilities, promote energy-efficient land use patterns, increase recycling efforts, and seek to partner with neighboring municipalities and regional planning bodies to increase awareness of green development goals within the greater Miami region.

Green

GRN

Vision: Provide goals, objectives, and policies that preserve, improve, and promote responsible use and protect the City's natural and built environment.

Existing CLUP Language with amendments (changes noted ~~strikeout~~/underline format)	New Goals, Objectives and Policies
This is a new element of the City Comprehensive Plan not required by the State; therefore this entire element is new language.	**Goal GRN-1.** The City of Coral Gables will take measurable steps towards becoming a "sustainable" community by providing a healthy setting for residents, workers, property owners and visitors and increase awareness of green development practices and ways to have a significant impact on the City's environment including the following: protecting the quality of air, water, land and other natural resources; conserving native vegetation, fish, wildlife and worldwide ecosystems; minimize the carbon footprint; and reduce greenhouse emissions. **General.** **Objective GRN-1.1.** The City shall continue its current efforts to be recognized as a "green" and "sustainable" community through participation in public and private partnerships/programs which may include any of the following: • Other local governments, the state and the federal government. • South Florida Water Management District and Florida Department of Environmental Protection Conserve Florida Program. • Florida Green Building Coalition, Inc. to establish and maintain a Florida system of statewide green building standards and third party certification programs with economic and environmental benefits. • Florida friendly landscaping. • Florida Green Lodging to designate lodging establishments as "green" for following environmentally sensitive operating procedures. • Florida Solar Energy Systems Incentives Program providing for rebates for the installation of qualified solar energy systems. • Florida Water Star Program, a third party certification program offered by the Water Management District for water efficiency in household appliances, plumbing fixtures, irrigation systems and landscapes. • University of Florida Extension Service Program, Florida Yard and Neighborhoods which encourages homeowners and professionals to create and maintain Florida friendly landscaping that protects the natural environment. • Green Building Initiative, not for profit organization whose mission is to accelerate the adoption of building practices that result in energy efficient, healthier and environmental sustainable buildings. **Policy GRN-1.1.1.** The City will aspire to be recognized by the Florida Green Building Coalition as a certified "Green City" awarded to local governments that provide environmental best practices for all government functions. **Policy GRN-1.1.2.** The City will adopt a "Go Green Initiative" to implement strategies to reduce greenhouse gas emissions within the City's borders. **Objective GRN-1.2.** The City ~~will seek to~~ shall continue its current "Green Program to educate and market to the community the benefits of greening ~~via any reasonable effective means,~~ including but not limited to: Coral Gables TV, City web page, press releases, electronic advertising (trolley), handbooks, pamphlets, print mailers, etc. **Policy GRN-1.2.1.** The City shall enact awards and recognitions programs, and/or City certification programs upon implementation of a "green" program. **Policy GRN-1.2.2.** The City ~~will establish a policy to~~ shall continue to educate and encourage ~~consider~~ the purchase of recycled materials over non-recycled materials whenever the opportunity arises and is financially feasible.

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	Buildings and Site Design
	
	Objective GRN-1.3. Enhance public health and welfare by promoting the environmental and economic health of the City through the design, construction, maintenance, operation and deconstruction of buildings and other site development by incorporating green building practices.
	
	Policy GRN-1.3.1. The City will establish a policy to conserve energy at all City owned buildings and facilities, by any means possible, including turning off computers and lights when not needed. The City will also conserve water at all City owned buildings and facilities by replacing and renovating old water toilets and fixtures with new low flow options.
	
	Policy GRN-1.3.2. ~~The City will review~~ All new development proposals ~~to ensure that the site plan encourages~~ shall include ~~walkability by including a~~ designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-of-way <u>to encourage walkability.</u>
	
	Policy GRN-1.3.3. By 2011, the City will 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 examine incentives/bonuses 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.

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	• Assistance is 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. **Transportation.** **Policy GRN-1.3.5.** The City will encourage private and public sector employers to promote fewer work-based vehicle trips including the following: • Incentives for carpooling, bicycling and public transit use. • Promote video conferencing or conference calls. • Implement flex time programs for eligible employees. • Employee incentives for energy efficiency and cost saving measures. • Provide green building educational materials to the community. • Collocation of facilities. **Policy GRN-1.3.6.** Continue promotion of mixed use, research creation of transit oriented development design standards. **Policy GRN-1.3.7.** Continue to promote and expand the City's current biofuels use on the City's vehicle fleet. **Policy GRN-1.3.8.** The City will strive to reduce greenhouse gas emissions by continuing to implement efficient, compact, pedestrian-friendly land use planning and zoning initiatives with the goal of lowering automobile vehicle miles traveled and vehicle hours traveled while increasing energy efficiency. Vehicle hours traveled is recognized as a means of reducing driver delay while also reducing excess fuel consumption in congested traffic. **Policy GRN-1.3.9.** The City will continue its current practice to ~~consider the~~ purchase of alternative fuel vehicles as the first priority for any new or replacement vehicle that may be needed to conduct City business. **Policy GRN-1.3.10.** The City will actively participate and ~~seek to~~ partner with the Florida Department of Transportation, the Miami-Dade MPO, the Miami-Dade Transit Authority and the South Florida Regional Planning Council to consider additional opportunities to reduce the negative impact transportation uses have on the environment. **Policy GRN-1.3.11.** The City will ~~seek ways to~~ encourage private parking facility operators to implement value-pricing policies, by charging more to park during the peak hours of the day. 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. The City will identify at least three parking facilities to enter into discussions with as it relates to this

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	policy. By 2011, the City will seek to implement at least one parking facility as a pilot project. **Policy GRN-1.3.12.** The City recognizes that the transportation sector is the second largest contributor to greenhouse gases in the County and the nation. The City will adopt policies in an effort to help mitigate transportation's negative impact on the environment by providing for a reduction in vehicle miles traveled and vehicle hours traveled. **Landscaping/Natural Resources.** **Objective GRN-1.4.** The City shall research and entertain the following policies to further promote "greening" of the landscape. **Policy GRN-1.4.1**. The City will review the existing landscape standards to incorporate ~~as many of the~~ Florida Friendly landscaping principals described in the Florida Green Building Coalition Green Home Standards ~~to the greatest extent feasible.~~ These include nine principles to guide Florida Yard and Neighborhood programs as follows: 1. Locate the right plant in the right place. 2. Water efficiently. 3. Fertilize appropriately. 4. Mulch. 5. Attract wildlife. 6. Mange pest's responsibility. 7. Recycle. 8. Reduce stormwater runoff. 9. Protect waterfront. **Policy GRN-1.4.2**. The City ~~will seek~~ shall continue its current program to increase the tree canopy throughout the City and will develop policies which will conserve water for landscaping purposes. **Policy GRN-1.4.3**. The City as a part of its development review process shall promote increasing the tree canopy and if necessary, reexamine the City's land development regulations to require additional measures to contribute to increasing the collective tree canopy of the City. **Policy GRN-1.4.4.** As new innovative watrer conservation principles are introduced, the City will review the existing landscape standards to incorporate new water conservation principals ~~as may be feasible.~~ Such conservation principals may include increasing xeriscape principles and measures. **Policy GRN-1.4.5**. The City will discourage new above ground power lines in all instances, especially in locations where it would result in minimizing the available right-of-way for the purpose of planting new trees. Through the site plan review process, the City will discourage all instances where new above ground power lines will compromise existing trees or the planting of new trees, favoring the planting of trees as a priority. **Policy GRN-1.4.6.** The City will ~~seek to~~ partner with the Florida Department of Transportation, Miami-Dade Public Works Department and private developments to consider additional opportunities to increase the tree canopy within the road rights-of-way throughout the City. **Policy GRN-1.4.7.** Encourage water conservation through irrigation best practices which may include promotion and use of greywater for irrigation.

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	Waste Management. **Objective GRN-1.5.** Continue to promote the City's current program that outlines the benefits of recycling and reuse of products, waste, etc. **Policy GRN-1.5.1.** Continue the City's current program to promote and educate residents of the advances of household waste recycling. **Policy GRN-1.5.2.** Initiate and educate businesses, property owners, etc. of the benefits of recycling and reuse of equipment and electronics. **Policy GRN-1.5.3.** Partner with outside agencies, institutions, vendors, coalitions, etc. with reference to the recycling and reuse opportunities for the following: • Large and small household appliances. • IT and telecommunications equipment. • Consumer equipment (i.e. televisions, radios, electric tools and hardware, toys, leisure, etc.). • Medical equipment. **Objective GRN-1.6.** The City will implement new programs to increase recycling and conservation efforts. **Coordination.** **Objective GRN-1.7.** The City will continue to partner with other local governments ~~develop partnerships~~ to further the green development goals within the greater Miami region. **Policy GRN-1.7.1.** The City will continue its participation ~~invite a partnership~~ with neighboring municipalities and Miami-Dade County to develop a regional vision that integrates transportation and land use planning to provide for sustainable growth and a reduction of greenhouse gas emissions. **Policy GRN-1.7.2.** The City will ~~work towards finding ways to~~ coordinate with the South Florida Regional Planning Council on land use planning issues that affect the region and provide for sustainable growth and reduce greenhouse gas emissions. **Policy GRN-1.7.3.** Designate a City Department as lead department promoting the goals, objectives and polices of this Element and City "Greening" which may include the following: creation of a single point of contact for residents, property owners and business inquiries; creation of a coordinating official; creation of a compliance official; and designation of a qualified green building professional. **Policy GRN-1.7.4.** The City ~~should~~ will continue to track and analyze key indices to measure performance and future improvements. This may include an annual report. **Objective GRN-1.8.** The City will seek to uphold green building and neighborhood standards through the Comprehensive Plan amendment process. **Policy GRN-1.8.1.** ~~Any~~ Large scale Comprehensive Plan and future land use map amendments ~~may be~~ shall supported by data and analysis to demonstrate how the amendment is based upon energy-efficient land use

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	patterns and greenhouse gas reduction strategies. **Funding.** **Objective GRN-1.9**. The City will pursue all available local, state and federal grants and incentives to achieve measurable reduction in greenhouse gases. **Policy GRN-1.9.1**. As a long term plan, the City will seek to adopt Leadership in Energy and Environmental Design (LEED) Neighborhood Development standards and create funding for educating the public about green development principles.