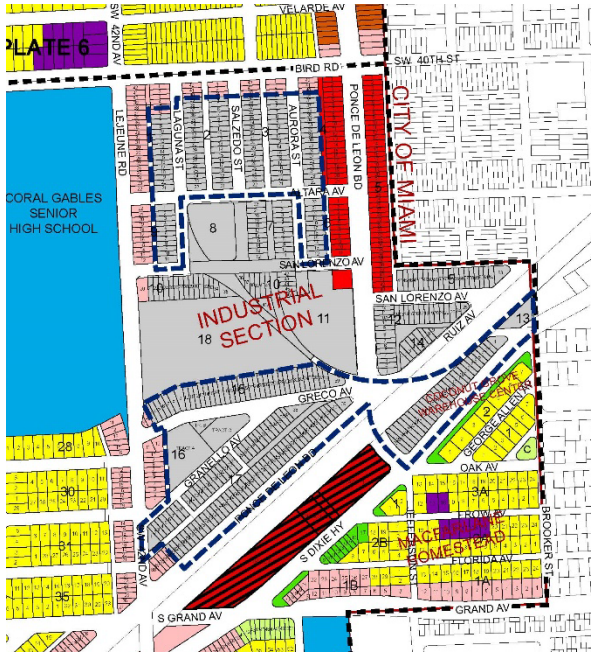
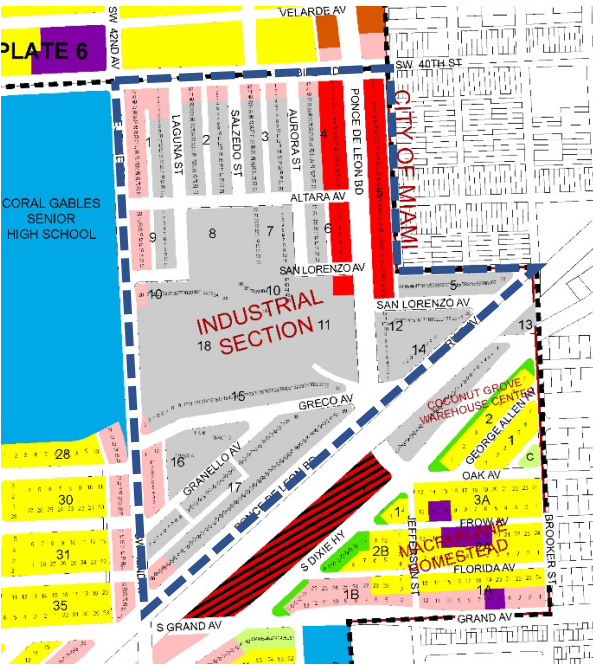


Existing Future Land Use



- Land Use Classifications**
- Residential Single-Family Low Density (6 Units/Acre)
 - Residential Single-Family High Density (8 Units/Acre)
 - Residential Multi-Family Duplex Density (9 Units/Acre)
 - Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
 - Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
 - Residential Multi-Family High Density (150 Feet; 80 Units/Acre)
 - Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
 - Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
 - Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
 - Industrial
 - University Campus
 - University Campus Multi-Use Area
 - Education
 - Parks and Recreation
 - Open Space
 - Mixed-Use Overlay District
 - Conservation Areas
 - Public Buildings and Grounds
 - Hospital
 - Religious/Institutional
 - Community Services and Facilities
 - Mixed-Use

Proposed Future Land Use



- Land Use Classifications**
- Residential Single-Family Low Density (6 Units/Acre)
 - Residential Single-Family High Density (8 Units/Acre)
 - Residential Multi-Family Duplex Density (9 Units/Acre)
 - Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
 - Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
 - Residential Multi-Family High Density (150 Feet; 80 Units/Acre)
 - Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
 - Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
 - Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
 - Industrial
 - University Campus
 - University Campus Multi-Use Area
 - Education
 - Parks and Recreation
 - Open Space
 - Design / Industrial District
 - Conservation Areas
 - Public Buildings and Grounds
 - Hospital
 - Religious/Institutional
 - Community Services and Facilities
 - Mixed-Use

City of Coral Gables Comprehensive Plan – Future Land Use Element¹

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 |

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

| | | | |
|----------------------------|--|---|---|
| | | <p>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave):</p> <p>Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.</p> | <p>floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Residential Infill Regulations(bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave): Up to 100' maximum with architectural incentives per the Zoning Code.</p> |
| 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):

| 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. | <p>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).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. <u>Density shall be unlimited for properties within the Central Business District (CBD) and the Design / Industrial District.</u></p> <p>Within a Mediterranean Village development:</p> | <p>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.</p> <p><u>If developed pursuant to Design / Industrial District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</u></p> |

| | | | |
|---------------------------------|--|---|---|
| | | <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan | |
| Commercial Mid-Rise Intensity. | This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use. | <p>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).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein <u>with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design / Industrial District.</u></p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan | <p>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.</p> <p><u>If developed pursuant to Design / Industrial District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</u></p> |
| Commercial High-Rise Intensity. | This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use. | <p>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).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein <u>with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design / Industrial District.</u></p> | <p>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.</p> |

| | | | |
|--|--|--|--|
| | | <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum Floor Area Ratio ("F.A.R.") of four (4.0), and shall be controlled by an approved Mediterranean Village Planned Area Development ("PAD") Plan, and 3. additional height may be granted for specified uses or provide architectural embellishment | |
|--|--|--|--|

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. | <p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives.</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein. <u>Density shall be unlimited if developed pursuant to the Design District regulations.</u></p> | <p>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.</p> <p><u>If developed pursuant to Design / Industrial District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</u></p> |

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 |
| | |

| <p>MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.</p> | <p>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.</p> <p>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</p> <ul style="list-style-type: none"> • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. <p>No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio. <u>A maximum of 125 units/acre shall be allowed. Density shall be unlimited for properties within the Central Business District (CBD) and the Design / Industrial District.</u></p> <p>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.</p> <table border="1" data-bbox="526 905 1300 1167"> <thead> <tr> <th>Type of Use</th> <th>Minimum % of FAR</th> <th>Maximum % of FAR</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Retail/Commercial</td> <td>8%</td> <td>40%</td> </tr> <tr> <td>Office</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Industrial</td> <td>0%</td> <td>5%</td> </tr> </tbody> </table> <p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.</p> | Type of Use | Minimum % of FAR | Maximum % of FAR | Residential | 0% | 85% | Retail/Commercial | 8% | 40% | Office | 0% | 85% | Industrial | 0% | 5% |
|--|--|------------------|------------------|------------------|-------------|----|-----|-------------------|----|-----|--------|----|-----|------------|----|----|
| Type of Use | Minimum % of FAR | Maximum % of FAR | | | | | | | | | | | | | | |
| Residential | 0% | 85% | | | | | | | | | | | | | | |
| Retail/Commercial | 8% | 40% | | | | | | | | | | | | | | |
| Office | 0% | 85% | | | | | | | | | | | | | | |
| Industrial | 0% | 5% | | | | | | | | | | | | | | |
| <p>MXOD, Mixed-Use Overlay Districts.</p> | <p>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).</p> <p>Properties within the MXOD have the option of developing their property in accordance with the underlying land use.</p> | | | | | | | | | | | | | | | |