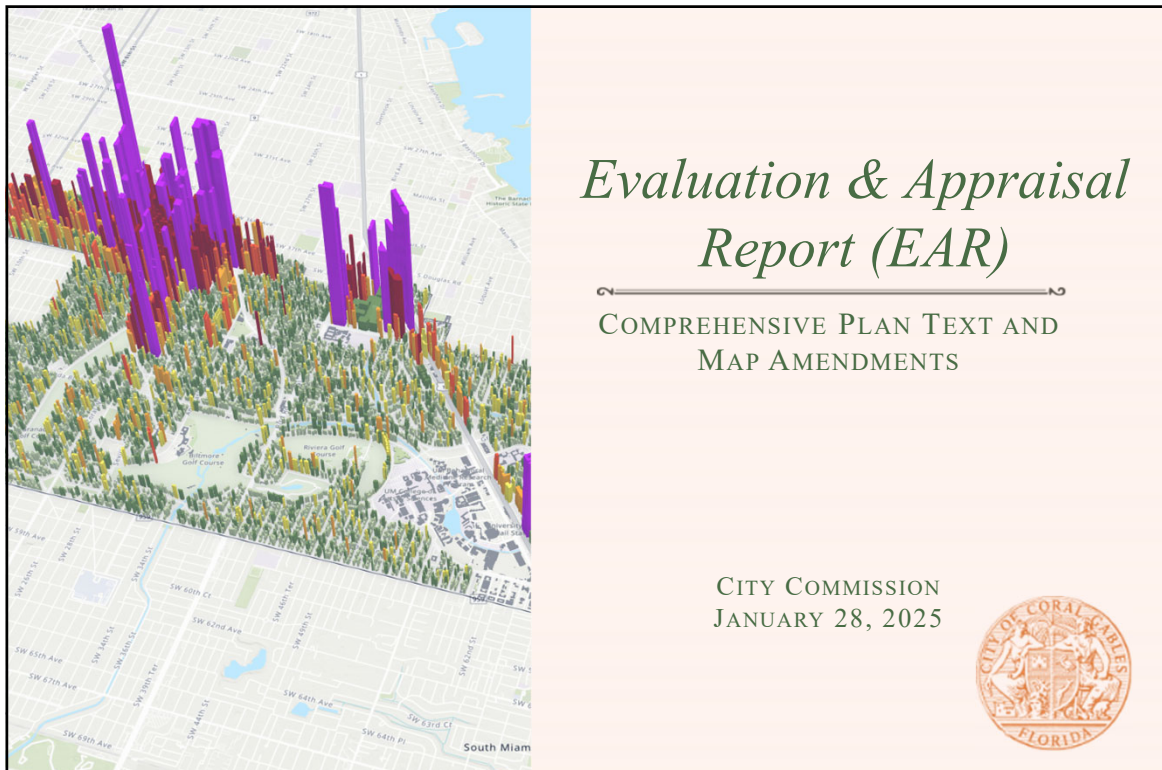




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CITY'S COMPREHENSIVE PLAN

1975	Florida enacts "Local Government Comprehensive Planning Act"
1980	Ord. No. 2345 – "Comprehensive Plan 1978 – 2000"
1988	Ord. No. 2827 – "Comprehensive Plan of 1989"
1990	Ord. No. 2910 – Level of service adopted
1995	Ord. No. 3148 – Concurrency exception area (GRID)
1997	Ord. No. 3243 – EAR-based amendments
1998	Ord. No. 3333 – Size and density limitation
1999	Ord. No. 3391 – Transfer of Development Rights (TDRs)
2004	Ord. No. 2004-03 – Mixed-Use District (MXD) overlay
2006	Ord. Nos. 2006-15 & 2006-16 – MXD Overlay South Industrial and MXD Overlay Industrial
2009	Ord. Nos. 2009-50 & 2009-51 – EAR-based amendments and Comprehensive Plan rewrite
2010	Ord. No. 2010-09 – Capital Improvements
2015	Ord. No. 2015-11 – Mediterranean Village amendments
2018	Ord. Nos. 2018-03 & 2018-04 – Multi-family zoning within Mixed-Use overlay district and Residential Infill Regulations (RIR)
2018	Ord. No. 2018-07 – EAR-based amendments (Coastal Management Element)
2020	Ord. No. 2020-30 – Design & Innovation District
2022	Ord. No. 2022-07 – Property Rights Element
2022	Ord. Nos. 2022-21, 2022-22, & 2022-23 – Rewrite of Recreation & Open Space Element; Mixed-Use Overlay Districts Map; and Planned Area Developments (PADs)
2024	Ord. No. 2024-10 – Parks Incentives

3

EVALUATION & APPRAISAL REPORT (EAR)

The 2024 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.3191 Evaluation and appraisal of comprehensive plan.—

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

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

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

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RECENT STATE REQUIREMENTS

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

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

1) Planning horizons

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

2) Sewer feasibility

5

5

DATA INVENTORY & ANALYSIS



**CITY OF CORAL GABLES
EVALUATION AND APPRAISAL
REPORT
December 2024**

The City of Coral Gables continues to grow as a vibrant community while preserving its unique character and exceptional quality of life. This Evaluation and Appraisal Report (EAB), prepared in accordance with Chapter 203 of the Florida Statutes, assesses the City's Comprehensive Plan against state laws, reflects local changes, and addresses future priorities.

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

Table 2.0 - Land Use in the City of Coral Gables

Land Use	Parcels/Lots	Acres
Commercial	42,351	42,351
Mixed Use and Multi-Family	42,352	42,352
Single-Family	42,353	42,353
Conservation, Open Space, and Parks	42,354	42,354
Manufacturing, Institutional, Public Buildings, Hospital	42,355	42,355
Industrial Use	42,356	42,356

Table 2.1 - Future Designations with Residential Use

Future Land Use Designation	Parcels/Lots	Units	Acres	Density (units/acre)
Commercial High-Density	42,357	42,357	42,357	42,357
Commercial Mid-Density	42,358	42,358	42,358	42,358
Commercial Low-Density	42,359	42,359	42,359	42,359
Mixed-Use	42,360	42,360	42,360	42,360
Multi-Family High-Density	42,361	42,361	42,361	42,361
Multi-Family Medium-Density	42,362	42,362	42,362	42,362
Multi-Family Low-Density	42,363	42,363	42,363	42,363
Multi-Family Single-Family	42,364	42,364	42,364	42,364
Multi-Family Single-Family	42,365	42,365	42,365	42,365

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



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

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



Police & Fire Headquarters

In April 2010, the City received a historic landmark designation that recognizes cities, counties, and regional organizations that encourage the use of solar power and contribute to their efficiency and affordability.

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

LEED, the rating system (LEED) indicates a policy for "dynamic parking," which is an outdated policy that is not recommended by the City's Planning Department. The preferred policy is "demand pricing," which means a higher rate for most desirable parking, such as on-street or surface parking lots, and then lower rates in parking garages. Therefore, the policy should be updated to be consistent with the best practices in the parking industry and with the City's current practice to encourage "demand pricing" for private parking facilities.

Police & Fire Headquarters

Trolley Maintenance Facility

Photographs from the 1920s

7

7

NATIONAL COMMUNITY SURVEY



About

9 in 10

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

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

The overall quality of life in Coral Gables, 2023



7 in 10 residents also:

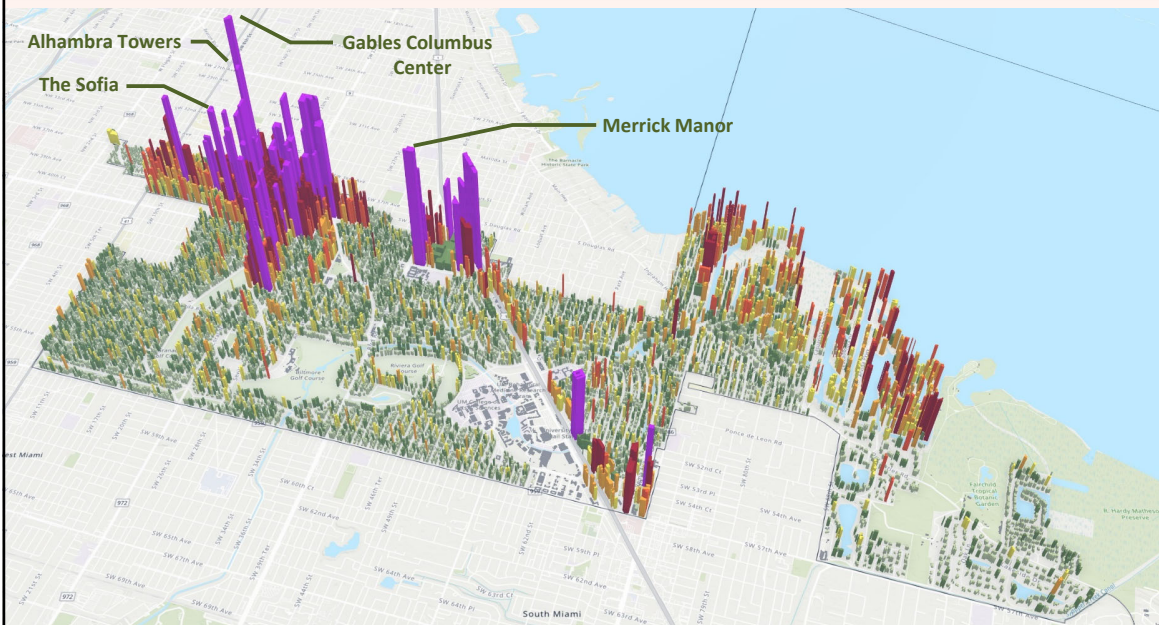
- Plan to retire in Coral Gables

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

15

15

VALUE PER ACRE



16

PROPOSED TEXT AMENDMENTS

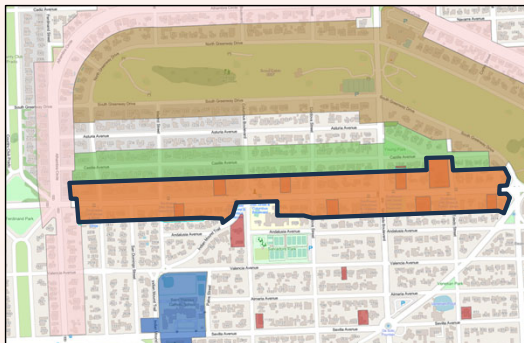
1. **Update planning periods** to reflect 10-year and 20-year planning horizons.
2. **Remove outdated references** to the 2007 Zoning Code Rewrite.
3. **Update specific policies and corresponding target dates** to ensure alignment with state and local priorities.
4. **Revise references** to Florida State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

[See Draft Ordinance of Exhibit "A"]

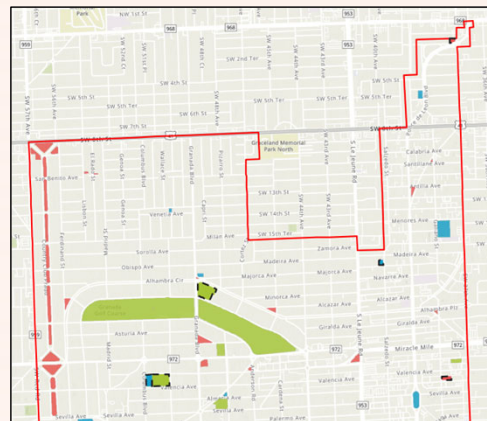
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PROPOSED MAP AMENDMENTS



Historical Resources:
HIS-1 Historic Landmark Districts



Recreation and Open Spaces:
REC-1 Level of Service

19

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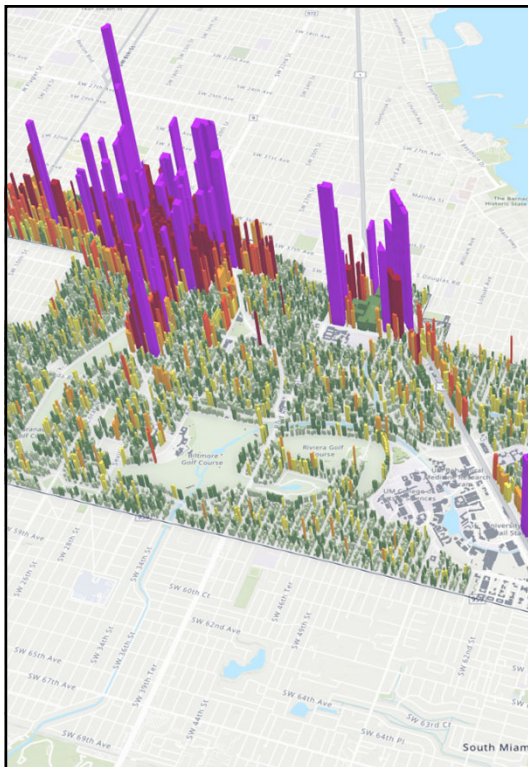
STAFF RECOMMENDATION

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

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

STAFF RECOMMENDS TO TRANSMIT THE PROPOSED AMENDMENTS TO FLORIDA COMMERCE.

20



Evaluation & Appraisal Report (EAR)

COMPREHENSIVE PLAN TEXT AND
MAP AMENDMENTS

CITY COMMISSION
JANUARY 28, 2025



21