

**COMPREHENSIVE PLAN:  
GOALS, OBJECTIVES, AND POLICIES**

**CITY OF CORAL GABLES  
PLANNING DEPARTMENT  
405 Biltmore Way  
Coral Gables Florida 33134**

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**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.

**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)**

**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 (three-hundred sixty-four) 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 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 1-1.1.3: ESTABLISH PROGRAM TO MONITOR CONCURRENCY MANAGEMENT.** Beginning in January 1997, 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. **(3243)**

**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:

- 1) Effectively regulate future land use activities and natural resources identified on the Future Land Use Map;
- 2) Adequately protect property rights; and
- 3) Implement the goals, objectives, and policies stipulated in the Comprehensive Plan. **(3243)**

**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 1-1.1.6: SCHEDULE FOR EVALUATION AND APPRAISAL REPORTS.** After January 1, 1997, the City of Coral Gables shall prepare an Evaluation and Appraisal Report for submittal to DCA as required by Chapter 163, FS and Rule 9J-5, FAC and pursuant to the schedule in 9J-33, FAC.

**OBJECTIVE 1-1.2: CONTROL BLIGHT AND PROMOTE REDEVELOPMENT.** Efforts shall be made to control blighting influences, and redevelopment shall be encouraged in areas experiencing deterioration. This Objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 1-1.2.1: MONITOR BLIGHT AND ESTABLISH PROCEDURES FOR CORRECTIVE ACTION.** The City's adopted anti-blight ordinance 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:

1. *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.
2. *City-Wide Weatherization Program.* The purpose of this program is to provide funding to very low, low, and moderate income households for weatherization improvements. (3243)

**OBJECTIVE 1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN.** By the year 2010 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. (3243)

**POLICY 1-1.3.1: AVOID ENCROACHMENT INTO NEIGHBORHOODS BY INCOMPATIBLE USES.** Residential neighborhoods should be protected from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic.

**POLICY 1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES.** Uses designated in the plan which causes significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic shall provide buffering when located adjacent to or across the street from incompatible uses such as residential uses.

**POLICY 1-1.3.3: LIMITATIONS ON 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 1-1.4: NATURAL AND HISTORIC RESOURCES.** Provide for protection of natural and historic resources. This Objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 1-1.4.1: IMPLEMENTING CERTAIN PLAN 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 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.

**OBJECTIVE 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 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.

**POLICY 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 31<sup>st</sup> of each year in order to maintain an up-to-date density average against which proposed projects may be tested. (3243)

**OBJECTIVE 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, 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 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, FS.

**POLICY 1-1.6.2: GRANTSMANSHIP AND SELF-DETERMINATION.** 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 ensure the protection of local self determination in matters which are not demonstrated to be of actual regional significance.

**OBJECTIVE 1-1.7: DISCOURAGE URBAN SPRAWL.** Discourage the proliferation of urban sprawl by amending the land development regulations to include 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)

**POLICY 1-1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS.** Encourage effective and proper development of employment centers of high quality which offer potential for local employment in reasonably close proximity to protected residential neighborhoods.

**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 1-1.7.4: INCENTIVES FOR INFILL AND REDEVELOPMENT.** The City of Coral Gables by December 31, 1998 shall develop a strategy for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: (3243)

- Surrounding land use compatibility
- Public Facilities including roadways
- Landscaping and buffering
- Historic resources
- Intensity/Density of the use
- Neighborhood Identity
- Access and parking

**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 1-1.8: ADEQUATE INFRASTRUCTURE FOR NEW DEVELOPMENT.** 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 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.

**OBJECTIVE 1-1.9: INNOVATIVE DEVELOPMENT REGULATIONS.** Encourage sound innovation in 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 1-1.9.1: MIXED USE DOWNTOWN DEVELOPMENT.** Encourage balanced mixed use developments in the downtown area, which promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

**POLICY 1-1.9.2: PRINCIPLES FOR DOWNTOWN PLANNING.** Encourage the detailed planning of downtown to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

**POLICY 1-1.9.3: DOWNTOWN DEVELOPMENT.** By December 1998, the City in conjunction with business and property owners shall develop a 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 1-1.9.4: MIRACLE MILE REDEVELOPMENT.** By December 1998, the City in conjunction with business and property owners shall have developed a redevelopment plan for the Miracle Mile area which considers at a minimum the following issues: **(3243)**

- Whether to create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement;
- Whether to reduce speed limits along Miracle Mile;
- Whether to encourage a mix of uses with unique shopping and cultural opportunities;
- Whether to encourage shopping for neighborhood residents; and
- Whether to improve parking.

**OBJECTIVE 1-1.10: ENSURE FUTURE DEVELOPMENT CONSISTENT WITH PLAN.** By the date required by Section 163.3202, F.S., the City shall make provisions which ensure that future land use and development in the City is consistent with the comprehensive plan.

**POLICY 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.

**POLICY 1-1.10.2: MAINTAIN REGULATORY FRAMEWORK CONSISTENT WITH PLAN.** The City shall 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 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 areas to preserve the low intensity character of the residential neighborhoods. This Objective shall be achieved through the implementation of the following policies. **(3243)**

**POLICY 1-1.11.1: MAINTENANCE AND ENFORCEMENT ACTIONS.** Maintain and enforce effective development and maintenance regulations.

**OBJECTIVE 1-1.12: COMMUNITY DESIGN STANDARDS.** By January 2001, the City shall adopt land development regulations which maintain the high aesthetic community design standards. (3243)

**POLICY 1-1.12.1: MAINTENANCE AND ENFORCEMENT ACTIONS.** Maintain and enforce effective development and maintenance regulations.

**OBJECTIVE 1-1.13: SCENIC VISTAS.** By January 2001, the City shall adopt land development regulations which create preserve and maintain scenic vistas in keeping with the classic tradition 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 1-1.14: NEIGHBORHOOD CHARACTER.** By January 2001, the City shall adopt land development 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 1-1.14.2: NEIGHBORHOOD PRESERVATION AND IMPROVEMENT.** By January 2001, the City shall adopt land development regulations 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 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.

**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 1-1.16: ANNEXATION STUDY.** The City of Coral Gables acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. 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 Coral Gables. The study shall document issues surrounding potential development within the unincorporated urban area. (3243)

**POLICY 1-1.16.1: PARAMETERS OF THE ANNEXATION STUDY.** The Coral Gables annexation study shall: **(3437)**

- 1) 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 projections.
  - Architectural similarities.
  - Traffic circulation linkages and issues of mutual City/County concern.
  - Water and wastewater service systems, including intergovernmental coordination issues.
  - Drainage and natural water basins.
  - Natural features restricting development.
- 2) 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.
- 3) Evaluate the unincorporated areas for compliance with the City's Building Code and Code of Ordinances.
- 4) Analyze infrastructure issues, including improvement needs based on development forecasts.
- 5) 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.
- 6) 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 1-1.17 SCHOOL SITING.** The City of Coral Gables acknowledges the need to locate schools proximate to urban residential areas and, where possible, co-locate public facilities, such as parks, libraries and community centers with schools. **(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. **(3437)**

**POLICY 1-1.17.2: VACANT LAND.** Maintain a Vacant Land Map to assist in identifying undeveloped parcels of property citywide. **(3437)**

**POLICY 1-1.17.3: SCHOOL CAPACITY.** Coordinate with County School Board and maintain data identifying public school facilities, capacity and utilization. **(3437)**

**POLICY 1-1.17.4: STUDENT POPULATION.** Maintain City population data to assist the projection of future population growth and community characteristics. **(3437)**

**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.

### **1-2.1. R -- RESIDENTIAL USE (SINGLE-FAMILY)**

**1-2.1.1 RL -- RESIDENTIAL LOW DENSITY:** Single-family residential; detached homes with density not to exceed 6 units per gross acre.

**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.

## **1-2.2 RM -- RESIDENTIAL USE (MULTI-FAMILY)**

**1-2.2.1 RMD -- RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY:** Duplex dwellings with a density of up to nine (9) units per gross acre.

**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)**

**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)**

**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)**

## **1-2.3. C -- COMMERCIAL USE**

**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)**

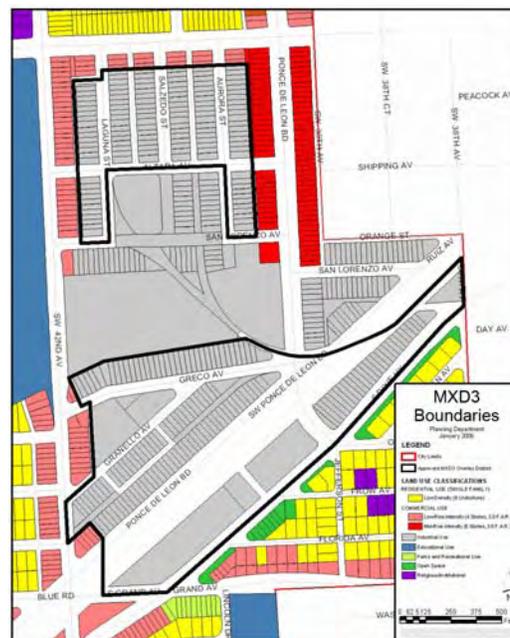
**1-2.3.2. CM -- COMMERCIAL MID-RISE INTENSITY:** Same uses as Low Intensity. Maximum F.A.R. of 3.0; with architectural incentives F.A.R. of 3.5 is permitted. Up to an additional twenty-five (25%) F.A.R. may be granted for properties qualifying as receiving sites for Transfer Development Rights (TDR). 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)**

**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)**

**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)**

**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.
- 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)**



**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.

**1-2.6. E -- EDUCATION USE:** Primary and secondary schools both public and private. Maximum F.A.R. of 2.0.

**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.

**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.

**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.

**1-2.10. H -- HOSPITAL USE:** Buildings and land areas used for medical and health related services. Maximum F.A.R. of 2.0.

**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.

**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.

**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.

**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.

**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.

**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)**

**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;
- 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 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)**

**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.

**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 tract unless otherwise specified.

**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.

**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:

**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.

**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.

**1-3.3.3. BLOCKS 3, 4, AND A PORTION OF BLOCK 5 OF THE SUNRISE 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.

**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.

**1-4 PLANNING TIMEFRAMES.** Pursuant to Rule 9J-5.005(4), FS., the City of Coral Gables hereby adopts the following planning periods: from 1997 to 2005; and 2006 to 2010.

**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 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.

**OBJECTIVE 2-1.1: ROADWAY LEVEL OF SERVICE 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-Dade County. Coral Gables 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 zero (0) by January 2010. The LOS standards for traffic facilities shall be used in the concurrency management program to issue development orders as of the effective date provided in CMP as set forth in the Capital Improvements Element. (3243)

**POLICY 2-1.1.1: 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 Collector roads within the City of Coral Gables shall be as herein established: (3243)

1. Beginning January 1, 1995, the minimum acceptable peak-period LOS standard shall be the following:
    - Where no public mass transit service exists, roadways shall operate at or above LOS E; In STA's twenty (20%) of non-State roads may operate below LOS E.
    - Where mass transit service having headways of twenty (20) minutes or less is provided within two (2) mile distance, roadways shall operate at no greater than one-hundred twenty (120%) of their capacity;
    - Where extraordinary transit service such as commuter rail or express bus service exists, generally parallel roads within 2 miles 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.

**POLICY 2-1.1.2: 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 level of service (LOS) 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);
- 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 2-1.1.3: 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.

**POLICY 2-1.1.4: 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 2-1.1.5: FORMALIZE IMPLEMENTING PROCEDURES.** The City of Coral Gables shall formalize 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 2-1.1.6: SPECIAL TRANSPORTATION AREA DESIGNATION.** 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 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 2-1.2.1 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 2-1.1.7: SUPPORT METRO-DADE COUNTY MASS TRANSIT.** Although the City is not required to adopt a mass transit element, it recognizes that traffic circulation is dependent upon mass transit operated within the City of Coral Gables under the authority of Metro-Dade County. The provision of efficient mass transit and paratransit services that serve existing and future trip generators and attractors are essential to the continued development of the City. Therefore, the City shall continue to support Metropolitan Dade County in its authorization and provision of these necessary mass transit services. Such support shall include the 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 include participation in the intergovernmental coordination activities of the MPO, Florida Department of Transportation, and the Transportation Plan Technical Advisory Committee of Metro-Dade County in the formulation of transportation policy and efforts to maintain adopted level of service standards.

**POLICY 2-1.1.8: 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 2-1.2: TRANSPORTATION CONCURRENCY EXCEPTION AREA.** Provide a transportation concurrency exception area within the City's Concurrency Management Program pursuant to the policies listed below. **(3243)**

**POLICY 2-1.2.1: ESTABLISHMENT OF THE GABLES REDEVELOPMENT AND INFILL DISTRICT.** 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.

**POLICY 2-1.2.2: 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, Florida Statutes: **(3243)**

1. The proposed development is located within the Gables Redevelopment and Infill District; and
2. If the project would result in an increase in peak-period traffic volume on a Florida Intrastate Highway System (FIHA) roadway that is operating below any adopted LOS standard, which increase would exceed two (2%) 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%).

**POLICY 2-1.2.3: IMPLEMENTATION OF THE EXCEPTION.** Coral Gables shall include in its concurrency management program 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 Statutes. **(3243)**

**POLICY 2-1.2.4: DEVELOPMENTS WITH A DE MINIMIS IMPACT.** A proposed development, that conforms to the criteria enumerated in Section 163.3180(6), FS and is located in any portion of the Gables Redevelopment and Infill District 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 in its concurrency management program ordinance or administrative rules appropriate methodologies for determining and monitoring de minimis impacts consistent with Section 163.3180(6), FS and chapter 9J-5, Florida Administrative Code. **(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 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 2-1.2.6: INFILL AND REDEVELOPMENT IN APPROPRIATE PARTS OF THE CITY.** As a vibrant mature City located in rapidly growing Dade County, Coral Gables shall pursue infill and redevelopment in appropriate parts of the City, especially the GRID. This has included or shall include: **(3243)**

1. The Central Business District designation for the commercial core around Miracle Mile.
2. The City's sponsorship of a public-private venture for redevelopment of the Bus Terminal as a multi-use retail, office, and residential site.
3. The City's redevelopment of Lot 22 as an off-street parking structure with street level retail components.
4. The possible redevelopment of the City's equipment Yard into a mixed use village.
5. A possible light trolley system 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.
6. Possible redevelopment incentives for the Douglas Apartment District.
7. Maintaining the Mediterranean Design Ordinance, which awards density and height bonuses for developments in the Mediterranean Design District.

**OBJECTIVE 2-1.3: MOTORIZE AND NON-MOTORIZED SYSTEM.** Provide for a safe, convenient and efficient motorized and non-motorized transportation system. This objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 2-1.3.1: IMPLEMENT TRAFFIC IMPROVEMENTS AND MANAGEMENT ALTERNATIVES.** The City shall 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: Improved signal timing, intersection signing, markings, channelization, restrictions and management of on-street parking, the use of mass transit and paratransit services, employer- base van pooling, car pooling, and employer-based staggered and/or flexible work hours.

**POLICY 2-1.3.2: MAJOR THOROUGHFARE ACCESSIBILITY.** 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 storage and turning bays; spacing and design of median openings and curb cuts; provision and maintenance of service roads; driveway access and spacing.

**POLICY 2-1.3.3: 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 greater functional design related information and early warning as to the development of serious deficiencies and the potential for design improvements which may alleviate hazardous conditions.

**POLICY 2-1.3.4: CONSIDER BICYCLE AND PEDESTRIAN WAYS.** The City shall consider bicycle and pedestrian ways in the planning of transportation facilities.

**POLICY 2-1.3.5: PROMOTE SAFE BICYCLE AND PEDESTRIAN MOVEMENTS.** The City shall promote safe movement of bicycle and pedestrian traffic in development proposals.

**OBJECTIVE 2-1.4: COORDINATE LAND USE AND TRAFFIC CIRCULATION.** Coordinate traffic circulation system with future land uses and capital improvements element as adopted on the Future Land Use Map series and the Plan, 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.

**POLICY 2-1.4.2: INTEGRATED TRAFFIC CIRCULATION AND LAND USE PLANNING.** The City, through the concurrency management 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 2-1.4.3: MAINTAIN CONSISTENCY AMONG ELEMENTS.** The City shall maintain consistency between the adopted traffic circulation element policies and other adopted policies of the comprehensive plan.

**POLICY 2-1.4.4: 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)

**OBJECTIVE 2-1.5: INTERGOVERNMENTAL COORDINATION PER CHAPTER 380, FS.** On an annual basis, the City shall coordinate their plans with the plans and programs of the Metropolitan Planning Organization, Public Transportation Authority, Chapter 380 FS based resource planning and management plans and Florida's Department of Transportation (FDOT) Five(5)-Year Transportation Plan. (3243)

**POLICY 2-1.5.1: CONSISTENCY WITH DOT AND METRO-DADE COUNTY 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.

**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 2-1.6: 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 2-1.6.1: 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.

**POLICY 2-1.6.2: 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.

**POLICY 2-1.6.3: 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.

**OBJECTIVE 2-1.7: PROTECT COMMUNITY/NEIGHBORHOOD INTEGRITY.** The traffic circulation system will protect community and neighborhood integrity. This objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 2-1.7.1: SEPARATE LOCAL AND THROUGH TRAFFIC MOVEMENTS.** The City will strive to conserve and protect the character of neighborhoods by preventing the intrusion of through vehicles on local & collector streets.

**POLICY 2-1.7.2: 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 neighborhoods.

**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.

**POLICY 2-1.7.4: PROTECTING CERTAIN ARTERIALS.** Because of the unique historic, aesthetic and residential qualities of Coral Way, Bird Road and Old Cutler Road, these arterial roadways shall be maintained at their present designation and capacity.

**OBJECTIVE 2-1.8: QUALITATIVE FACTORS SURROUNDING TRANSPORTATION PLANNING.** 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 2-1.8.1: PROVIDE ROADWAY LANDSCAPING.** The City shall provide landscaping along roadways to serve as visual and sound buffers and to maintain the quality of the environment within the City.

**POLICY 2-1.8.2: AVOIDING DISRUPTION OF ENVIRONMENTALLY SENSITIVE AREAS.** The City shall avoid transportation improvements which encourage or subsidize development in environmentally sensitive areas identified in the conservation element.

**POLICY 2-1.8.3: 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 in a balanced manner.

**POLICY 2-1.8.4: PROTECTIVE MEASURES IN DESIGN OF NEW ROADS.** 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.

**POLICY 2-1.8.5: IMPROVING AIR QUALITY AND ENERGY CONSERVATION.** The City shall pursue and support transportation programs (e.g., rapid transit, express buses, high occupancy vehicles (HOV), bikeways) 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 3-1: QUALITY RESIDENTIAL ENVIRONMENT.** To assure the availability of a safe, sound, and attractive residential environment for all residents of Coral Gables.

**OBJECTIVE 3-1.1: PROVIDE ADEQUATE AND AFFORDABLE HOUSING.** Provisions for adequate and affordable housing for existing and future residents shall be made. This objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 3-1.1.1: PUBLIC INVOLVEMENT IN HOUSING PRODUCTION.** Coral Gables shall support the involvement of county, regional, state, and federal agencies in housing production, where appropriate.

**POLICY 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 housing opportunities for low income persons and families, where appropriate.

**POLICY 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, not Dade County. The median household income shall be obtained from the most recent data available. (3243)

**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 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 evaluation of affordable housing needs within the incorporated and unincorporated areas. The program shall include annual assessments, including recommended actions 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 3-1.1.6: PARTICIPATION IN THE REGIONAL PLANNING COUNCIL'S HOUSING INITIATIVES.** Beginning in January 1997, the City shall 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 3-1.1.7: BARRIERS WITHIN THE LAND DEVELOPMENT REGULATIONS.**

All amendments to the City's land development regulations after January 1, 2002 shall be reviewed by the City to ensure that proposed regulatory techniques and review procedures do not create barriers to affordable housing. The City shall also promote nondiscrimination in access to housing within the City by promoting fair housing laws and practices. (3243)

**OBJECTIVE 3-1.2: HOUSING CONDITIONING AND BLIGHTING INFLUENCES.**

Eliminate substandard 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 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 3-1.2.2: MAINTAIN ACCURATE HOUSING RECORDS.** Maintain accurate records of existing housing conditions and housing stock.

**POLICY 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.

**POLICY 3-1.2.4: POLICY AND REGULATORY FRAMEWORK.** Improve the regulatory and permitting processes, as necessary, and revise and amend the appropriate sections of the comprehensive plan, zoning regulations, building codes, and city ordinances as warranted by changes in housing conditions.

**POLICY 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 3-1.2.6: COMPATIBILITY OF NEW DEVELOPMENT.** New development shall be compatible with adjacent established residential areas.

**POLICY 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 3-1.3: HOUSING STOCK CONSERVATION.** Conserve the existing housing stock in Coral Gables. This objective shall be achieved through the implementation of the following policies: (3243)

**POLICY 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 3-1.3.2: PRESERVATION OF HISTORICALLY SIGNIFICANT HOUSING.** Preserve identified historically significant housing through City action or support for private action.

**POLICY 3-1.3.3: IMPLEMENTING PRINCIPLES AND STANDARDS.** Establish principles and standards to guide techniques and strategies for conservation, rehabilitation, and demolition programs.

**OBJECTIVE 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 3-1.4.1: MACFARLANE NEIGHBORHOOD INFRASTRUCTURE.** Implementation of infrastructure improvements in the MacFarlane neighborhood shall be monitored.

**POLICY 3-1.4.2: RESIDENTIAL BUILDING PERMITS AND DEMOLITION DATA.** Residential building permit and demolition data shall continue to be maintained.

**OBJECTIVE 3-1.5: ADEQUATE HOUSING SITES.** Support adequate housing sites for all residents of Coral Gables. This objective shall be achieved through the implementation of the following policies: **(3243)**

**POLICY 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 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. 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 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 handicaps shall be supported by Coral Gables.

**POLICY 3-1.5.4: HOUSING FOR THE ELDERLY.** The City's Land Development Regulations shall be amended by December 31, 2000 to 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.

**POLICY 3-1.5.5: PROVISION OF DIVERSE HOUSING TYPES.** The City shall continue to 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 are allowed within the City. (3243)

**POLICY 3-1.5.6: PROVISION OF ASSISTANCE TO THE PRIVATE HOUSING SECTOR.** Beginning January 1, 1997, the Coral Gables Planning Department shall 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 3-1.5.7: DEVELOPING PUBLIC/PRIVATE PARTNERSHIPS.** By December 31, 2005, the City of Coral Gables shall assist in developing local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. 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 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 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 3-1.7: AFFORDABLE HOUSING.** The City of Coral Gables shall address future affordable housing needs through the implementation of the following policy: (3243)

**POLICY 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 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)

1. Pursuant to Dade County Resolution 1477-96, the City of Coral Gables is participating on the 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.
2. 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.
3. The City of Coral Gables shall continue to participate in the South Florida Regional Planning Councils affordable housing initiatives.

**APPENDIX A: AFFORDABLE HOUSING SUPPLY AND DEMAND ANALYSIS <sup>(1)</sup>  
CITY OF CORAL GABLES**

<b>1995 TOTAL AFFORDABLE HOUSING UNITS</b>			
<b>INCOME LEVEL</b>	<b>OWNER</b>	<b>RENTAL</b>	<b>SURPLUS/DEFICIT</b>
Very Low	(1,175)	1,936	761
Low	(711)	682	(29)
Moderate	(43)	(682)	(725)
<b>TOTAL</b>	<b>(1,929)</b>	<b>1,936</b>	<b>7</b>

<b>2000 TOTAL AFFORDABLE HOUSING UNITS</b>			
<b>INCOME LEVEL</b>	<b>OWNER</b>	<b>RENTAL</b>	<b>SURPLUS/DEFICIT</b>
Very Low	(1,166)	1,883	717
Low	(736)	679	(57)
Moderate	161	(665)	(505)
<b>TOTAL</b>	<b>(1,741)</b>	<b>1,897</b>	<b>156</b>

<b>2005 TOTAL AFFORDABLE HOUSING UNITS</b>			
<b>INCOME LEVEL</b>	<b>OWNER</b>	<b>RENTAL</b>	<b>SURPLUS/DEFICIT</b>
Very Low	(1,144)	1,824	679
Low	(731)	651	(81)
Moderate	(60)	(645)	(705)
<b>TOTAL</b>	<b>(1,936)</b>	<b>1,829</b>	<b>(106)</b>

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.

**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.

## **SANITARY SEWER**

**GOAL 4-1: 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)

**OBJECTIVE 4-1.1: 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. This objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 4-1.1.1: 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.

**POLICY 4-1.1.2: PRIORITIZATION OF CONVERSION TO SANITARY SEWER SERVICE.** Land uses, other than Residential Single-Family RL and RH or Residential Multi-Family RMD (Duplex) that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible. (3243)

**POLICY 4-1.1.3: SANITARY SEWER REQUIREMENTS FOR NEW DEVELOPMENTS.** New developments shall be required to connect to the sewer system in accord with City administrative rules, which shall not be less restrictive than the Dade County Code. The Metro-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. (3243)

**POLICY 4-1.1.4: SANITARY SEWER LOS.** Existing sanitary sewer systems within the jurisdiction of the City shall be operated at levels of service not less restrictive than that provided for in the Code of Metro-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: (3243)

1. 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.
2. All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow.

**POLICY 4-1.1.5: MAINTENANCE OF SEPTIC TANKS REQUIRED.** The City shall require the proper maintenance of septic tanks by the owner to prevent pollution of groundwater.

**POLICY 4-1.1.6: REQUIRED CITY SEPTIC TANK RECORDS.** The City shall maintain a directory of tanks in use, 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; indications of the presence of hazardous materials.

**POLICY 4-1.1.7: MONITORING SEPTIC TANK CONSTRUCTION.** The City may consider the monitoring of septic tank construction, operation, and maintenance, including:

1. Approximate number of fixture units connected.

- Tank size
- Tank location on site
- Drainfield size
- Presence of hazardous materials
- Date of original installation, dates of repairs and emptyings
- Connection of garbage grinder, dishwasher or washing machine
- Drainfield location on site

**POLICY 4-1.1.8: ANNUAL REPORTS REQUIRED OF PRIVATE SEWER SYSTEMS.** Private sanitary sewer collection and pumping systems shall make 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.

**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 4-1.1.10: REVIEW IMPACT OF WATER USE AND SANITARY SEWER FACILITIES.** The City shall continue to review meter readings from private system's potable water supplies and evaluate the individual system's impact on the City's sanitary sewerage facilities.

**POLICY 4-1.1.11: 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
- Physical conditions, need for repairs, replacement
- The annual reports would be detailed and complete sufficient to support critical analysis of the systems condition and future needs
- Infiltration and inflow
- Operating pressures
- Age, remaining service life
- Reliability in emergency situations

**POLICY 4-1.1.12: MAINTAINING SEWER SYSTEM LOS STANDARDS AND PROVIDE REQUISITE FACILITIES.** The City shall ensure that sanitary 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. Such provision of facilities shall be by construction, payment of 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-Dade Water and Sewer Authority to monitor and exchange information and management practices to insure LOS standards are being maintained.

**POLICY 4-1.1.13: STANDARD FOR NEW LIFT STATIONS.** After plan adoption, 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 4-1.1.14: 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 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 concurrency management program.

**POLICY 4-1.1.15: WATER CONSERVATION.** Water conservation practices utilized in support of the policies in the Conservation 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-Dade programs to improve water conservation.

## SOLID WASTE

**GOAL 4-2: 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)

**OBJECTIVE 4-2.1: 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 solid waste comprehensive plan policies. This objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 4-2.1.1: 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 4-2.1.2: SOLID WASTE COLLECTION.** The City shall maintain collection services at the following 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 4-2.1.3: SOLID WASTE LOS.** In cooperation with the Metro Dade County, the City shall provide and maintain a minimum acceptable 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-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site during the concurrency review process.

**POLICY 4-2.1.4: HAZARDOUS WASTE COLLECTION AND DISPOSAL.** The City shall cooperate in the hazardous waste collection and disposal programs of Metro 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)

**POLICY 4-2.1.5: MONITORING LOS STANDARDS.** The City shall monitor the general operation of its Solid Waste collection services to assure the minimum acceptable 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 concurrency management program.

**POLICY 4-2.1.6: WATER CONSERVATION PRACTICES.** The City shall 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 using recycling procedures for portions of water usage in its solid waste collection services.

## **DRAINAGE**

**GOAL 4-3: 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 4-3.1: 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 4-3.1.1: 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 4-3.1.3: 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 4-3.1.5: MAINTAIN ADEQUATE LOS STANDARDS.** Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection.

**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
- Sumps
- Grease separation baffles
- Mosquito control
- Flow of storm water over grassed and vegetated areas
- Utilization of pavements that allow water to permeate
- Infiltration and percolation prior to overflow or outfall discharge

**POLICY 4-3.1.7: IDENTIFY FLOOD PRONE AREAS.** Identify locations that are subject to flooding. Assist property owners with general information of 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 4-3.1.8: DRAINAGE LOS STANDARDS.** Require projects to be designed to prevent flood damage in accord with applicable law. The SFWMD 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 a 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 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.

**POLICY 4-3.1.9: WATER CONSERVATION IN STORMWATER MANAGEMENT.** Promote the use of water conservation measures 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.

**POLICY 4-3.1.10: WATER QUALITY STANDARDS FOR NEW DEVELOPMENT.** After January 1997, 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)

## **POTABLE WATER**

**GOAL 4-4: 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 4-4.1: 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 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 4-4.1.5: WATER SYSTEM LOS STANDARDS.** The minimum acceptable Level of Service standards of potable water shall be two-hundred ninety-four (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 rated capacity which is no less than two (2%) 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%) of the County-wide average daily demand. **(3243)**

**POLICY 4-4.1.6: 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 4-4.1.7: 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 Element. The use of water conserving plumbing fixtures, active water use management and 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.

## **NATURAL GROUND WATER AQUIFER RECHARGE**

**GOAL 4-5: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS.** The functions of natural groundwater aquifer recharge areas within the city shall be protected and maintained.

**OBJECTIVE 4-5.1: 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 codes. This objective shall be achieved through the implementation of the following policies.

**POLICY 4-5.1.1: 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; and
- 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 4-5.1.2: DIMINISHING GROUNDING WITHDRAWALS.** Encourage designs which will diminish groundwater withdrawals.

**POLICY 4-5.1.3: ACHIEVING HIGH QUALITY GROUNDWATER RECHARGE.** Encourage designs which will increase high quality groundwater recharge.

**POLICY 4-5.1.4: MAINTAINING COMPLIANCE WITH STORMWATER DISPOSAL METHODS.** Comply with SFWMD and Metro-Dade Code and environmental protection rules for storm water disposal methods. Refer to the LOS for drainage for retention standards to be met.

**GOAL 5-1: MANAGING COASTAL RESOURCES.** To conserve, manage, use and protect natural and environmental resources and maintain and enhance the natural balance of ecological functions in the coastal area.

**OBJECTIVE 5-1.1: MAINTAINING ENVIRONMENTAL QUALITY.** Maintain or improve coastal area and estuarine environmental quality, as measured by existing baseline environmental indicators for water quality provided by Metro-Dade Department of Environmental Regulation and Management. This objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 5-1.1.1: ENHANCING BIOLOGICAL AND ECONOMIC PRODUCTIVITY OF COASTAL RESOURCES.** Development affecting coastal and estuarine water resources shall provide for maintaining or enhancing the biological and economic productivity of those resources.

**POLICY 5-1.1.2: WATER QUALITY STANDARDS FOR WASTEWATER DISPOSAL SYSTEMS.** The wastewater disposal systems of Coral Gables shall maintain water quality at or exceeding state and federal standards.

**POLICY 5-1.1.3: 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 5-1.1.4: 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 5-1.1.5: ENFORCE WATER QUALITY STANDARDS.** All federal and state water quality standards shall be enforced in the City.

**OBJECTIVE 5-1.2: 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 5-1.2.1: COASTAL ZONE INTERGOVERNMENTAL COORDINATION.** Coordination 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 for coordinating with Dade County and the City of Miami to prevent estuarine pollution and protect Biscayne Bay, control surface water runoff, and protect living marine resources shall be identified and set forth in interlocal agreements.

**POLICY 5-1.2.2: UPDATE COASTAL MANAGEMENT ELEMENT.** Review and incorporate appropriate changes to natural resource protection and management plans by Dade County and state and federal agencies into the policies set forth in this plan element.

**POLICY 5-1.2.3: 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 interest.

**POLICY 5-1.2.4: MANAGING DREDGING AND SPOIL DISPOSITION ACTIVITIES.** Maintenance dredging and spoil disposition activities shall not reduce existing water quality or result in permanent disruption of natural habitat.

**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 5-1.2.6: 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 5-1.3: 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 5-1.3.1: 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 5-1.3.2: 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 5-1.3.3: 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.

**GOAL 5-2: PROTECT HUMAN LIFE AND INVESTMENT IN THE COASTAL AREA. To protect human life and investment in the coastal area of Coral Gables.**

**OBJECTIVE 5-2.1: 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)

**POLICY 5-2.1.1: 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 5-2.1.2: LIMITING SUBSIDIES TO DEVELOPMENT IN THE COASTAL AREAS.** Limit public expenditures that subsidize development permitted in coastal areas as defined in Policy 5-2.1.4 except for restoration or enhancement of natural resources. (3243)

**POLICY 5-2.1.3: DEFINITION OF CHHA.** The City adopts the coastal high-hazard area as defined in F.S. Chapter 163, and Rule 9J-5.003(19), as the entire Category 1 Hurricane evacuation area as identified in the SFRPC Study. (3243)

**POLICY 5-2.1.4: 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. (3243)

**OBJECTIVE 5-2.2: MANAGING HURRICANE EVACUATION TIMES.** Assure that future development or redevelopment maintains or reduces hurricane evacuation times. This objective shall be achieved through the implementation of the following policies. (3243)

**POLICY 5-2.2.1: MANAGE LOCATION OF POPULATION CONCENTRATIONS.** 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 5-2.2.2: FOLLOW-UP ACTIONS RELATED TO HURRICANE AND EMERGENCY MANAGEMENT STUDIES.** 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 Coral Gables Basic Emergency Operations Plan.

**OBJECTIVE 5-2.3: 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 5-2.3.2: PREPARE A POST-DISASTER REDEVELOPMENT PLAN.** Prepare a post-disaster redevelopment plan which addresses land use, public safety, infrastructure, and public investment concerns. The post-disaster redevelopment 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.

**POLICY 5-2.3.3: UPDATE PLAN AND POST-DISASTER REDEVELOPMENT PLAN.** Incorporate recommendations of interagency hazard mitigation into the comprehensive plan and post-disaster redevelopment plan.

**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 5-2.4: 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 5-2.4.1: 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, and providing transportation or parking facilities for shoreline access.

**POLICY 5-2.4.2: INTERLOCAL AGREEMENTS IMPACTING SHORELINE USES.** Methods for coordinating with Dade County and the City of Miami to ensure adequate sites for water-dependent uses, reduce exposure to natural hazards, and ensure public shoreline access shall be identified and set forth in interlocal agreements.

**POLICY 5-2.4.3: WATER-DEPENDENT AND WATER-RELATED USES PRIORITIES.** Establish priorities for siting water-dependent and water-related land uses.

**POLICY 5-2.4.4: STANDARDS FOR SHORELINE DEVELOPMENT.** Establish performance standards for shoreline development.

**POLICY 5-2.4.5: CRITERIA FOR MARINA SITING.** Establish criteria for marina siting which address 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.

**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 area. 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 comprehensive planning and 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 level of service standards, areas of service and phasing of infrastructure in coastal area. 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.

**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)

1. Non-structural shoreline protection uses such as native shoreline revegetation programs.
2. Approved water-dependent shoreline uses such as: pile supported access ways and duly permitted dock facilities. All such facilities shall satisfy all provisions of the City's land development regulations and obtain requisite permits from all environmental permitting agencies prior to obtaining City approval.

Second priority shall be directed toward uses such as:

1. Parking facilities for shoreline access located outside wetlands;
2. Residential structures that comply with building codes for structures within the coastal building zone;
3. Recreational facilities which comply with applicable codes.

**GOAL 6-1: 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.

**OBJECTIVE 6-1.1: AIR QUALITY.** Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

**POLICY 6-1.1.1: 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 6-1.1.2: PROHIBITED ACTIVITIES.** Open burning and excessive vehicle exhausts shall be prohibited.

**OBJECTIVE 6-1.2: POTABLE WATER AVAILABILITY.** Secure provision of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand.

**POLICY 6-1.2.1: INTERGOVERNMENTAL COORDINATION FOR WATER CONSERVATION.** Cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.

**POLICY 6-1.2.2: IMPLEMENTATION WATER DEMAND MANAGEMENT POLICIES AND PROGRAMS.** Cooperate with Dade County and the South Florida Water Management District for the implementation of water demand management policies and programs.

**POLICY 6-1.2.3: ENFORCING WATER QUALITY STANDARDS.** All federal, state, and regional water quality standards shall be enforced in Coral Gables.

**POLICY 6-1.2.4: EMERGENCY WATER CONSERVATION.** Cooperate with the Miami-Dade Water and Sewer Authority and the South Florida Water Management District to conserve water resources in emergencies.

**OBJECTIVE 6-1.3: MANAGING DISPOSAL OF WASTES.** Assure that generation, storage, transport, and disposal of wastes in Coral Gables is managed with the best available technology to protect environmental quality.

**POLICY 6-1.3.1: MANDATORY WASTEWATER SYSTEM CONNECTING.** 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 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 the development.

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

**POLICY 6-1.3.4: 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 to protect the environment.

**OBJECTIVE 6-1.4: CONSERVATION OF NATURAL SYSTEMS.** Conserve and protect the remaining natural systems of Coral Gables, in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and regulation.

**POLICY 6-1.4.1: BISCAYNE BAY.** Conserve and protect the natural resources of Biscayne Bay.

**POLICY 6-1.4.2: INTERGOVERNMENTAL COORDINATION.** Coordination with other local government, state, federal, and private plans and programs for conservation of natural resources shall be incorporated into the city planning process.

**POLICY 6-1.4.3: MANAGING AND REGULATING WETLANDS AND SUBMERGED LANDS.** Wetlands and submerged lands should be used for purposes which are compatible with their natural values and functions, and city land development regulations should be revised where warranted to provide these areas with the maximum possible protection.

**POLICY 6-1.4.4: ENFORCEMENT ACTIVITIES.** Protect and conserve the natural functions of existing soils, fisheries, rivers, lakes, floodplains, estuarine marshes, and marine habitats through enforcement of existing local, state, and federal regulations designed to protect and conserve these functions.

**POLICY 6-1.4.5: DESIGNATION OF WETLANDS ON THE FUTURE LAND USE MAP.** After January 1997, the City shall protect the wetlands within Coral Gables by 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 6-1.5: LAND USE PLANNING AND REGULATION.** Preserve areas of significant environmental and public value through appropriate land use designations and regulation.

**POLICY 6-1.5.1: INTERLOCAL COORDINATION FOR NATURAL RESOURCE PROTECTION.** The City shall continue to cooperate with adjacent municipalities and Dade County to preserve and protect natural resources and natural areas.

**POLICY 6-1.5.2: INTERGOVERNMENTAL COORDINATION FOR PROTECTION OF ENDANGERED/THREATENED SPECIES AND HABITATS.** The City shall cooperate with the appropriate state and federal agencies for the protection of endangered and threatened species and significant plant and animal habitat.

**POLICY 6-1.5.3: WILDLIFE PROTECTION.** Wildlife shall be protected in Coral Gables.

**POLICY 6-1.5.4: PROTECTING NATIVE VEGETATIVE COMMUNITIES.** Existing native vegetative communities in Coral Gables shall be protected.

**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 6-1.6: MANAGING MITIGATION ACTIVITIES.** Ensure that development activities mitigate adverse ecological changes or actually improve previously degraded environmental conditions.

**POLICY 6-1.6.1: 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 6-1.6.2: REQUIRED SITE PLAN REVIEW.** The City shall require site-plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

**POLICY 6-1.6.3: LANDSCAPING STANDARDS.** Landscaping standards shall be developed which require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species.

**POLICY 6-1.6.4: REGULATING DEVELOPMENT TO PROMOTE NATURAL RESOURCE CONSERVATION.** 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.

**OBJECTIVE 6-1.7: PROTECT MINERALS, SOILS, AND NATIVE VEGETATIVE COMMUNITIES.** Conserve, appropriately use, and protect minerals, soils and native vegetative communities. Assure the maintenance and conservation of trees within Coral Gables, through continued maintenance of trees within City properties and the site plan review process for new development.

**POLICY 6-1.7.1: REGULATING PROTECTION OF NATIVE TREES.** Native trees shall be preserved during development or redevelopment wherever possible, and if any native tree must be removed during development or redevelopment, another native tree shall be replanted to replace the removed tree.

**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.

**OBJECTIVE 7-1.1: RECREATION PROGRAMS AND FACILITIES.** Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents.

**POLICY 7-1.1.1: RECREATION OF 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 standards for recreation and open space 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		

**POLICY 7-1.1.2: MANAGING RECREATION FACILITY NEEDS.** Identify existing recreation facilities needs in the five (5) year capital improvements program for the Recreation Department, and correct or improve deficiencies as funding becomes available.

**POLICY 7-1.1.3: MAINTENANCE OF EXISTING RECREATION LAND AND FACILITIES.** After January 1, 1998, 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 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 7-1.1.4: MANDATORY LAND DEDICATION OR FEES IN LIEU THEREOF.** By January 1, 1998, the City shall amend the land development regulations to include provisions for the mandatory dedication of land for parks and recreation or 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 7-1.1.5: YOUTH CENTER FACILITIES.** By January 1, 1998, the City shall develop a plan to make full use of the Youth Center by 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; and
- Provide separate play and game areas for children (6-11); teens (12-18); adults (18-55) and seniors (55+).

**POLICY 7-1.1.6: 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 7-1.1.8: SITES FOR WALKING/JOGGING PATHS.** Identify appropriate sites for walking/jogging paths on existing city property.

**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 7-1.1.12: IMPROVEMENTS WITHIN CENTRAL BUSINESS DISTRICT.** Maintain landscaped open spaces for passive recreation in the central business district.

**POLICY 7-1.1.13: MAINTENANCE OF RECREATION AND OPEN SPACE STANDARDS.** Maintain the adopted 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.

**OBJECTIVE 7-1.2: PUBLIC ACCESS TO RECREATION OPPORTUNITIES.** Ensure public access to recreation programs and facilities.

**POLICY 7-1.2.1: PROVIDE YEAR-ROUND ACCESS.** 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 7-1.2.3: RECREATION PROGRAMS FOR FAMILIES AND CHILDREN.** The City shall by December 2004 create strategies for increasing recreational opportunities within the Coral Gables Parks system for families and children. **(3243)**

**POLICY 7-1.2.4: SPECIAL FACILITIES FOR THE ELDERLY.** Provide special recreational facilities for the elderly.

**POLICY 7-1.2.5: EVENING ACTIVITIES FOR ADULTS.** Provide adult evening activities and programs.

**POLICY 7-1.2.6: ACCESS TO BEACH, SHORE AND WATERWAYS.** Maintain existing beach and shore 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 7-1.2.7: CONVERSION OF PLAYGROUND EQUIPMENT.** The City shall continue to convert all existing City owned playground equipment to handicap accessible playground equipment to ensure recreational opportunities for all children using the following schedule: **(3243)**

- FY 1996-97: Winokur and Coral Bay Parks
- FY 1997-98: Salvadore and Pierce Parks
- FY 1998-99: Phillips and Sunrise Parks

**POLICY 7-1.2.8: INCREASING CULTURAL ACTIVITIES.** The City shall establish a formal procedure for working with local cultural organizations to assist them in attracting additional cultural activities to Coral Gables through such techniques as: **(3243)**

- One-stop permitting for festivals and other outdoor events; and
- Reduced rental fees for use of city buildings.

**OBJECTIVE 7-1.3: AESTHETIC QUALITY AND APPEARANCE OF RECREATION RESOURCES.** Maintain a high standard of aesthetic quality and continue to improve the appearance of municipal recreation areas and public open space.

**POLICY 7-1.3.1: MAINTENANCE AND IMPROVEMENT OF RECREATION AND OPEN SPACE AREAS.** The Recreation and Public Works Departments shall continue to provide for the maintenance and improvement of recreation and open space areas, including center parkways and parkway islands.

**POLICY 7-1.3.2: ADDITIONAL PUBLIC OPEN SPACE AND NATURAL RESERVATIONS.** Additional public open space and natural reservations shall be designated and where feasible, acquired by the city.

**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 7-1.3.4: IMPROVE APPEARANCE OF PUBLIC ENTRANCE GATES, FOUNTAINS AND PLAZAS.** Improve appearance of public entrance gates, fountains and plazas in order to provide distinctive gateways into the City of Coral Gables. **(3243)**

**OBJECTIVE 7-1.4: USE OF RECREATION AND OPEN SPACE RESOURCES.** Coordinate public and private recreation and open space resources for the optimum use of residents.

**POLICY 7-1.4.1: ESTABLISH OPEN SPACE STANDARDS.** The land development regulations of Coral Gables should define and include open space standards.

**POLICY 7-1.4.2: JUNIOR AND SENIOR HIGH SCHOOL RECREATIONAL FACILITIES.** The city shall coordinate and cooperate with the School Board to provide resources for expanding and improving recreational facilities at 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 7-1.4.5: USE OF MATHESON HAMMOCK PARK.** Promote more extensive use of Matheson Hammock Park for city residents through cooperation and coordination of public information with the Metro-Dade Parks Department regarding available facilities and programmed activities at the park.

**POLICY 7-1.4.6: AGREEMENT WITH THE UNIVERSITY OF MIAMI FOR RECREATION PURPOSES.** The City of Coral Gables by December 31, 1998 shall initiate discussions with the University of Miami to allow City residents to use recreational facilities and equipment on the University's campus. (3243)

**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 8-1.1: 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.

**POLICY 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 FS.

**POLICY 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 8-1.1.4: COORDINATION OF TRAFFIC, POTABLE WATER AND APPEARANCE ISSUES.** 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 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.

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

**POLICY 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.

**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)

**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)

1. 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.
2. 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.
3. Research regulatory framework and implementation of affordable housing programs.
4. 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.
5. Potential annexation issues.
6. Area wide drainage and storm water management master plan, proposed improvements, and implementing programs.
7. Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements.
8. 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.
9. Level of service standards for infrastructure system impacting the City and adjacent areas.
10. Conservation of natural and historic resources.

**POLICY 8-1.2.2: COORDINATION OF TRANSPORTATION IMPROVEMENTS.** 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)

**OBJECTIVE 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 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 standards.

**POLICY 8-1.3.2: ACHIEVING EQUITABLE LOS STANDARDS FOR FACILITY AND SERVICE DELIVERY SYSTEMS.** Coordination activities pursuant to the 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.

**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:

**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.

**OBJECTIVE 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, provides orderly procedures for monitoring, updating and evaluation of the plan and attendant Evaluation and Appraisal Report (EAR) ('163.3191, FS). 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 8-2.2.1: EVALUATION PERIODS:** All chapters of the Comprehensive Plan shall be evaluated and updated in accordance with EAR process.

**POLICY 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 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 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 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 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 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.

**GOAL 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 and visitors in a manner which is fiscally prudent and efficient in utilizing public investments and providing for new capital expenditures.

**OBJECTIVE 9-1.1: PROVISION OF FACILITIES NECESSARY TO MAINTAIN LOS STANDARDS.** Provide, as affordable, for the necessary repair and replacement of existing facilities and upgrading facilities to maintain locally adopted level of service (LOS) standards.

**POLICY 9-1.1.1: FIVE YEAR CAPITAL SCHEDULE OF CAPITAL IMPROVEMENTS.** Capital requirements of one-hundred 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 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 9-1.1.3: ADOPTION OF ANNUAL CAPITAL BUDGET.** 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 9-1.1.4: MANAGING LONG TERM GENERAL OBLIGATION DEBT.** The City should manage its long term general obligation debt in a manner that ensures that the ratio of the debt service mileage to the city-wide mileage does not exceed twenty (20%).

**OBJECTIVE 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:

**POLICY 9-1.2.1: MINIMUM LOS STANDARDS USED IN PLANNING CAPITAL IMPROVEMENT NEEDS.** The following are the minimum acceptable Level of Service standards to be utilized in planning for capital improvement needs: **(3243)**

**A. 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 Collector roads within the City of Coral Gables shall be as herein established:

1. Beginning January 1, 1995, the minimum acceptable peak-period LOS standard shall be the following:
    - Where no public mass transit service exists, roadways shall operate at or above LOS E; In STA's twenty (20) of non-State roads may operate below LOS E.
    - Where mass transit service having headways of twenty (20) minutes or less is provided within two (2) mile distance, roadways shall operate at no greater than one-hundred twenty (120%) of their capacity;
    - Where extraordinary transit service such as commuter rail or express bus service exists, generally parallel roads within two (2) mile shall operate at no greater than one-hundred fifty (150) of their capacity.
- \* Peak period means the average of the two (2) highest consecutive hours of traffic volume during a weekday.

- B. SANITARY SEWER LOS.** Existing sanitary sewer systems within the jurisdiction of the City shall be operated at levels of service not less restrictive than that provided for in the Code of Metropolitan 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:
1. The Metro-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.
  2. Effluent discharged from Metro-Dade County wastewater treatment plants shall meet all federal, State, and County standards.
  3. 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.
  4. All collection and treatment facilities shall maintain the capacity to transport and treat peak demand flow without overflow.
- C. 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-Dade County, the City shall provide and maintain a minimum acceptable 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-Dade and applicable private vendors shall be sufficient to demonstrate that such facilities are available to the site, during the concurrency review process.
- D. 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 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.
- E. POTABLE WATER LOS:** The minimum acceptable Level of Service standards of potable water shall be 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 rated capacity which is

no less than two (2%) 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%) of the County-wide average daily demand.

**F. FIRE PROTECTION LOS:** The minimum acceptable Level of Service standards of fire protection shall be as follows:

1. 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.
2. Automatic fire suppression systems shall be required in all buildings of six floors or more.

**G. RECREATION AND OPEN SPACE LOS:** The minimum acceptable Level of Service standards for recreation and open space are as herein provided:

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		
Swimming Pools	1 pool per 50,000 residents	Passive	0.30
Equipped Play Area	1 area per 5,000 residents		

**OBJECTIVE 9-1.3: IMPLICATIONS OF FISCAL CONSIDERATIONS CAPITAL FACILITIES AND RELATED RESOURCES ON LAND USE.** 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 9-1.3.1: ANALYSIS OF CAPITAL FACILITIES AND INFRASTRUCTURE IMPLICATIONS ON LAND USE AND DEVELOPMENT.** The capital facilities and infrastructure implications of land use and development 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.

- Contractual and/or mandatory obligations.

**POLICY 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 concurrent with the time needed as set forth in the Land Use Chapter.

**POLICY 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:

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. 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.

**POLICY 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 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.

**OBJECTIVE 9-1.4: PUBLIC INVESTMENTS.** Public resources shall be invested to further the goals, objectives and policies of the comprehensive plan.

**POLICY 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 Element except for restoration or enhancement of natural resources.

**OBJECTIVE 9-1.5: MANAGING PUBLIC FISCAL WELFARE.** The public fiscal welfare shall be protected by limitations on the amount and kind of debt the city may incur.

**POLICY 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%) total debt. The total debt service shall not exceed six (6%) of total revenue; and outstanding capital indebtedness shall not exceed eight percent of the total property tax base of the city.

**OBJECTIVE 9-1.6: MAINTAINING MINIMUM LOS STANDARDS.** The City shall assure the provision of public facilities and services at no less than the established 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.

**POLICY 9-1.6.1: CONCURRENCY MANAGEMENT PROGRAM.** 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 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.

**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 9-2: THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE: PROJECTS:** The following projects are 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 CIE in provision of public services at or above the minimum LOS standards as adopted.

**OBJECTIVE 9-2.1: CAPITAL IMPROVEMENT PLAN.** The Coral Gables Capital Improvement Plan (CIP) for 1994 through 2000 is shown in Appendix B. The City shall

incorporate the new CIP into the Plan upon adoption of the annual budget beginning with the 1997-98 budget.

**GOAL 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.

**GOAL 9-4: REQUIREMENTS FOR MONITORING AND EVALUATION** In addition to the general monitoring and evaluation requirements of the plan, the City of Coral Gables by November 1<sup>st</sup> 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.

**GOAL 9-5: CONCURRENCY MANAGEMENT SYSTEM.** The executive summary from the Coral Gables Concurrency Management System shall be included by reference.

**GOAL 10-1: RECOGNIZE VISIBLE REMINDERS OF THE HISTORY AND CULTURAL HERITAGE OF THE CITY.** To 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 city.

**OBJECTIVE 10-1.1: 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.

**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 10-1.1.2: PROJECTED INCREASE IN LOCAL HISTORIC LANDMARKS.** The City of Coral Gables shall attempt to increase the number of locally designated historic landmarks by 10% by December 31, 2006. (3243)

**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)

**POLICY 10-1.1.4: EXISTING AND PROJECTED NUMBER OF PROPERTIES LISTED IN THE NATIONAL REGISTER.** The number of properties in the City of Coral Gables presently listed in the National Register is eight sites. The City shall add two additional sites to the National Register by December 31, 2006. (3243)

**GOAL 10-2: 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.

**OBJECTIVE: 10-2.1: IMPLEMENTING ACTIVITIES.** To 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: COMPREHENSIVE OVERVIEW OF THE HISTORIC PRESERVATION PROGRAM.** A comprehensive overview of the historic preservation program in Coral Gables, which includes information about assistance available on the national, state, and local levels is projected for publication in 1989.

**POLICY 10-2.1.2: HISTORIC PRESERVATION WORKSHOPS.** Workshops involving the repair and maintenance of building materials, and the sensitive interpretation of design for additions, alterations, and modifications to historic buildings are projected.

**POLICY 10-2.1.3: CONTINUED PUBLIC OUTREACH.** Efforts will continue to be made to reach the public through media contacts. Press releases on historic preservation activities will continue to be produced.

**POLICY 10-2.1.4: 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: OUTREACH TO COLLEGE STUDENTS.** College-level students will be afforded an opportunity to participate in the City's historic preservation program through research and survey programs.

**GOAL 10-3: PRESERVATION AND PROTECTION OF THE HISTORICAL RESOURCES. To provide for the preservation and protection of the historical resources in the City of Coral Gables.**

**OBJECTIVE: 10-3.1: ENHANCE THE PROTECTIVE PROVISIONS.** To enhance the protective provisions established under Chapter 11 of the City Code. This objective shall be achieved through the implementation of the following policies.

**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: REVIEW THE IMPACT OF EXISTING LAND DEVELOPMENT REGULATIONS ON HISTORIC PRESERVATION.** By January 2006, the City shall review the existing land development regulations and determine the impacts, if any, on historic preservation activities. The City shall then amend any land development regulations which are in conflict with the City's historic preservation goals by December 2009.

**POLICY 10-3.1.3: IMPACT ANALYSIS WITHIN PLANNING STUDIES.** All public and private sector planning studies of neighborhoods, housing, transportation, drainage, stormwater, and utilities as well as all new land development regulations shall 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.

**GOAL 10-4: IDENTIFYING IMPACTS OF DEVELOPMENT ON HISTORIC PROPERTIES.** To increase the communication between City departments in order to identify the potential impact of developmental decisions on Historic properties.

**POLICY 10-4.1.1: IMPROVE INTER-DEPARTMENTAL COORDINATION RELATED TO HISTORIC PRESERVATION.** By January 1999, the City shall 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, the following issues:

- Educating City employees about historic preservation activities;
- Informing the Historic Preservation Department about construction work being performed by the City; and
- Increasing the involvement of the Historic Preservation Department in the development of new regulations.

**POLICY 10-4.1.2: 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, or undertaking, funding or licensing 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 a historic resource, which historic resources shall include, without limitation, all those buildings, structures, archaeological sites, landscapes, places, objects, and properties now or hereafter (i) designated or eligible for designation by the Historic Preservation Board of the City of Coral Gables, (ii) listed or eligible for listing in the National Register of Historic Places by the United States Secretary of the Interior, (iii) included or eligible for inclusion in any city survey of historic properties, including, without limitation, the Central Business District, Survey and the Plantation District survey, or (iv) 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 10-4.1.3: BUILDING AND ZONING DEPARTMENT'S REVIEW PROCEDURES TO CONSIDER HISTORIC PRESERVATION.** Historic preservation concerns should be included within the plans processing system of the Building and Zoning Department.

**GOAL 10-5: ESTABLISHMENT OF ECONOMIC INCENTIVES.** To encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives.

**POLICY 10-5.1.1: INVESTIGATE SPECIFIC PRESERVATION ASSISTANCE PROGRAMS.** By December 1999, the City shall investigate the availability of National Trust for Historic Preservation programs as well as other sources to fund historic preservation activities.

**POLICY 10-5.1.2: POSSIBLE USE OF TDR'S.** That the City request the Planning Department study the use of Transfer of Development Rights (TDR's) for use with regard to the preservation and protection of historic landmarks.

**POLICY 10-5.1.3: USE OF REVOLVING FUND PROGRAMS AND LOW INTEREST REHABILITATION LOANS.** Encourage the 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 10-5.1.4: 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: ESTABLISHING FISCAL PROGRAMS FOR PRESERVATION.** By December 2004, 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)