Discovery Worksheets

Identification of Issues for Rewriting the CLUP and Zoning Code (Discovery)

1. Residential Zoning Classification and applicable provisions
2. Commercial Zoning Classification and applicable provisions
3. Overlay Districts – Mixed Use, PAD, UMCAD, etc.
4. Parking
5. General Development Standards
6. Supplemental Standards - TDR
7. Development Review Processes
8. Signs (Phase II)
9. Map Changes
10. Definitions
11. Miscellaneous
12. Comprehensive Land Use Plan Goals and Objectives

CHECKED COPY 11.08.06

Identification of Issues for Rewriting the Zoning Code (Discovery)

1. Residential Zoning Classification and applicable provisions

Column 1 **Staff Issues**	Column 2 **Planning and Zoning Board Issues**	Column 3 **City Commission Issues**
✓ "Monster Home" issue. Address teardowns and "Monster Homes" (P) ✓ Reformat provisions to define regulations by buildings type such as single family, duplex and multifamily. Organize by building type (P) ✓ Clarify accessory uses (P) ✓ Update cottage ordinance and relocate provisions into this section (P) ✓ Research varying setbacks or daylight providing for residential properties (P) ✓ Include an intent section within each Use district (P) ✓ Reevaluate heights of Chimneys (BA) ✓ Research possibility of creating provisions regulating car ports (BA) ✓ Create wrought iron/aluminum fence relative to CBS walls (BA) ✓ Research relationship between 1-story and 2-story residences (BA) ✓ Review truck ordinance and definition and insert provisions in this section (P) (BZD) (CA) 12. Evaluate home occupations regulations (P) ✓ Evaluate alternative types of housing that increase density and provide more diverse housing opportunities (P) 14. Research possible creation of standards for residential village prototypes (P) ✓ Develop design guidelines for duplexes, townhouses, courtyard housing, second units, and small lot that ensure that such housing is compatible with single family neighborhoods and	✓ Concern with North Ponce area ✓ "McMansion" issue – FAR revision/distribution massing regulation in relation to lot width. ✓ Do not allow canvass/metal, etc carports ✓ Should not allow wrought iron fence w/o some CBS base wall 5. Get rid a truck ordinance 6. Allow home offices	✓ Assess development activity of Valencia corridor. ✓ Green Space Allocation to Front of Residences ✓ Review Landscape Requirements ✓ Define Auxiliary Structure 5. Review Boat Storage on Residential Property ✓ Monster Homes – Context of Neighborhood ✓ Parking at Multi-Family Developments (Visitor Parking on Site) ✓ Reduce Lot Coverage/Height / F.A.R. (Max. Size) 9. Address Home Occupation Use ✓ Treatment of Rear of Structure (Arch.) ✓ Require Existing Vegetation Survey/Preservation of Trees or Relocation ✓ Speed Limits – Lower in Res. Neighborhoods

Planning (P); Development (D); Building and Zoning (BZ) Board of Adjustment (BA); City Attorney (CA); City Manager (CM); Historical Resources (HR); Public Works (PW); Public Service (PS)
Charrette (CH 2002)

other areas where it may be permitted (P) 16. Create and apply zoning standards for Transit-Oriented Residential housing prototypes, including consideration of minimum density standards (P) 17. Research possible incentives for providing multi-unit housing on top of parking lots in or near commercial centers and transit hubs (P) 18. Research use of flat roofs on single family residences (BZD) 19. Update ALF provisions and research possible ILF provisions (p) 20. Research accessory dwelling units (P) 21. Examine use of site plan criteria to evaluate larger projects (P)		

2. Commercial Zoning Classification and applicable provisions

Column 1 **Staff Issues**	Column 2 **Planning and Zoning Board Issues**	Column 3 **City Commission Issues**
✓ Research and implement transitional zoning districts or uses or other methodology between commercial and residential (P) (CC) ✓ Research various uses to determine if various uses could be conditional or special exception uses. ✓ Address buffering requirements adjacent to residential (P) ✓ Research [possible creation of new neighborhood commercial district (P) ✓ Provide provision to create a "living street" (P) ✓ Research allowing residential in Commercial as of right not just through a mixed use district (CM) ✓ Research allowance of tanning salons in a CB district (BA) ✓ Research use of Dryvit system for commercial buildings (BA) ✓ Research hotel FAR and multifamily FAR equal to commercial FAR (D) ✓ Complete further research on reduction of commercial uses on ground floor (D) ✓ Create incentives for additional on site public parking, day care facilities, and cultural space to name a few (D) ✓ Establish a matrix/table with permitted uses, rather than extensive text (P) ✓ Create a matrix/table of site development standards (P) ✓ Evaluate methods to lessen the development limitations currently imposed by adopted floor area ratios in a more flexible manner. Such methods could include the use of building envelope restrictions (P) ✓ Revise allowable heights to relate to actual building	✓ Reduce setbacks for smaller buildings – slightly increase FAR ✓ Why not have the City build more parks? ✓ Step down/up residential density in transitional zones 4. Do not permit tanning salons at street level 5. Building envelope restrictions could be positive if model of city at maximum development potential was developed.	1. Health Clubs – More Control/Window Treatments (Conditional Use?) ✓ Review Parking Ratios ✓ Encourage Low-Rise Buildings thru F.A.R. Bonus ✓ Impact Fees for Parks/Landscaping ✓ Public Safety/Fire Equipment ✓ Traffic Calming Improvements ✓ Permitted Church Uses – Daycare/Elderly ✓ Review Parks and Recreation "Master Plan" ✓ Incentive Zoning to Lower Height of Buildings ✓ Incentive Zoning to Build ALF's. ✓ Funds for Art in Public Places – How Used/Assessed? ✓ Encourage live/work units.

Planning (P); Development (D); Building and Zoning (BZ); Board of Adjustment (BA); City Attorney (CA); City Manager (CM); Historical Resources (HR); Public Works (PW); Public Service (PS)
Charrette (CH 2002)

constraints and techniques rather than just a multiple of five; e.g., allowing a height of 54' rather than 50' would be more realistic (P) Revise building heights to feet rather than floors (P) Review and change zoning regulations to promote gradual transitions in the scale of development where residential districts abut more intense uses (P) Research height based upon adjacent street width (P) Consolidate dense development and redevelopment of Downtown to enhance the public realm and its transit friendliness and walkability. (P) Limit height of buildings facing Miracle Mile to three to six stories, allowing taller buildings on the rear lots facing Andalusia and Aragon Avenues via regulations allowing transfer of development rights (CH 2002) Revise zoning code to limit street front building length to a maximum of 250 feet. (CH 2002) Revise the zoning code to allow and encourage live-work units with workplace space on the ground floor and living quarters above to increase resident activity and small business incubation within Downtown and North Ponce. (CH 2002) Revise zoning code to allow narrow lot mixed-use infill townhouses in Downtown, including a zero front setback building type for blocks with alleys and a front setback building type to match existing in other areas. (CH 2002) 24. Revise zoning code to consolidate Downtown retail into the Retail Priority Area, including the length of Miracle Mile and generally the blocks between Salzedo and Gallano from Alhambra to Valencia. Limit the requirement of ground floor retail use to this area only. Require all Downtown buildings to face streets with commercial or residential habitable space (not parking) for first four floors, with doors and windows onto sidewalks. (CH 2002) Revise zoning code to encourage creation of an open-air Mediterranean shopping and dining		

Planning (P); Development (D); Building and Zoning (BZ); Board of Adjustment (BA); City Attorney (CA); City Manager (CM); Historical Resources (HR); Public Works (PW); Public Service (PS)
Charrette (CH 2002)

experience emphasizing sidewalk cafes, garden courts, and upper level terraces. (CH 2002) 27. Complete further research on the Mediterranean Ordinance to consider eliminating incentives and to require picturesque massing and proportions in keeping with traditional principles. Emphasize building design that promotes relationship of building to site, taking into consideration building bulk, mass, visual corridors, historic landmarks, scenic roadways, creation/preservation of entrances. Govern the horizontal and the vertical dimensions of building with these layers: Vertically: Three layers in height provide a base, main mass, and a tower. The base shall have specified maximum lot coverage, the largest floor plate area, from ground floor up to 1/3 building height. The main mass shall have a smaller floor plate for a minimum of 1/3 building height. The tower shall have the smallest floor plate for a maximum of 1/3 height. Horizontally: Three layers in depth provide embellishment at the pedestrian levels, a dominant mass maintaining the street wall, and a tower for long distance identity. The first layer may encroach into the right-of-way with an arcade, cantilevered balconies, awnings, trellises. The second layer commences at a build-to-line. The third layer sets back a minimum distance. (CH 2002) 28. Create a compact and transparent zoning code from the ground up -- rather than continuing to overlay already numerous amendments to what has become a convoluted code. Establish an ordinance revision committee to guide new code development. (CH 2002) 28. Preserve historic apartment buildings in North Ponce and develop methodology for implementation thereof. 29. Preserve North Ponce as the City's neighborhood for affordable rental housing. (CH 2002) 30. Revise zoning code to promote infill building in North Ponce that is compatible with historic types, with parking behind habitable space fronting		

Planning (P); Development (D); Building and Zoning (BZ); Board of Adjustment (BA); City Attorney (CA); City Manager (CM); Historical Resources (HR); Public Works (PW); Public Service (PS)
Charrette (CH 2002)

sidewalks to ensure eyes on the street. (CH 2002) 31. Revise zoning code to bring FAR and height restrictions into conformance with land use and platting regulations. (CH 2002) 32. Revise zoning code to allow bed and breakfast uses with smaller unit size and parking on the street with permits. (CH 2002) 33. Encourage the establishment of ground level urban open spaces (e.g., plazas, greens, courtyards) to promote pedestrian gatherings and activities. (CH 2002) 34. Encourage the use of art in public and private spaces to further enhance the cultural and historic identity of the City Beautiful. This could include water, lighting, murals, new landmarks and interactive art. (CH 2002) 35. Require screening and buffering of obnoxious uses in alleys. (CH 2002) 36. Examine use of site plan criteria to evaluate larger projects 37. Research limitations of curb cuts, drive through in certain areas (P)		

3. Overlay Districts – Mixed Use, PAD, UMCAD, etc.

Column 1	Column 2	Column 3
Staff Issues	**Planning and Zoning Board Issues**	**City Commission Issues**
Mixed Use 1. Evaluate recently created mixed use zoning/land use districts and amend as appropriate (P) 2. Promote mixes of uses not just mixed use (D) 3. Evaluate the effectiveness of existing incentives that encourage mixed use and residential development on commercially zoned land and determine additional incentives to be provided (P) PAD 1. Update provisions based upon innovative Planned Area Development regulations from cities (P) UMCAD 1. Update provisions (P) 2. Revise submission requirements (P) 3. Revise format of UMCAD Master Plan consistent with CLUP format (P)	1. UM must provide a new-valid master plan. They cannot continue to use this plan as a building bank, distributing the building mass wherever they want on campus. At some point the assumptions/goals of the plan become invalid. 2. Need to put limits on changes that can be made before complete revision is required.	1. UMCAD – Has become a "Land Bank" vs. Master Plan 2. PAD – Allow more negotiations to pay for art and public spaces

4. Parking

Column 1 **Staff Issues**	Column 2 **Planning and Zoning Board Issues**	Column 3 **City Commission Issues**
1. Reorganization of requirements into a matrix/table (P) 2. Research the use of shared parking (P) 3. Research use of blended parking rates for commercial properties(P) 4. Research the use of tandem parking (P) 5. Research the use of parking lifts on surface lots and within structures (P) 6. Research more restrictive parking requirements for properties outside the CBD (P) 7. Update parking requirements for all use (D) (P) 8. Consolidate all parking and loading requirements into the parking chapter (P) 9. Relocate special parking regulations for certain uses into general parking matrix for case of use (P) 10. Modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements (P) 11. Evaluate parking requirements and actual parking needs for specific uses. Develop design criteria based on a standard somewhere between average and peak conditions (P) 12. Research parking requirements for ALF, ILF, etc. (P)	1. Use of tandem parking is not a good idea 2. Do not have more restrictive parking requirements for properties outside the CBD 3. Do not modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements	1. Review of Residential Parking. Permit Program (along Trolley Route) 2. European Meter System Pilot Project 3. Incentives for Underground Parking 4. Review parking ratios

5. General Development Standards

Column 1	Column 2	Column 3
Staff Issues	**Planning and Zoning Board Issues**	**City Commission Issues**
1. Lighting of buildings in commercial areas (P) 2. Bicycle facilities (P) 3. Off-site parking trust fund; payment in lieu of (P) 4. View corridors (P) 5. Undergrounding of utilities (P) 6. Public art (P) 7. Outdoor seating (P) 8. Parking structures (P) 9. Roofs (P) 10. Building materials (P) 11. Street and alley vacations (P) 12. Affordable housing provisions (P) 13. Communication towers (P) 14. Fences (P) 15. Street furniture (P) 16. Tree preservation, replacement and relocation (P) 17. Public Realm Improvements Manual(P) 18. Landscape installation design standards (P) 19. Maintenance standards for landscape areas (P) 20. Put burden on applicant to notice abutting/adjacent property owners (CA) 21. Develop a palette of street furnishings, including benches, trash receptacles, information kiosks and streetlamps based on original Coral Gables models for use throughout Downtown (CH 2002) 22. Develop mid-block pedestrian passages for each block of Miracle Mile and encourage their continuation north-south throughout Downtown. Design pedestrian passages to be inviting to the	1. Do not permit street and alley vacations 2. Require trees not shrubs 3. Develop finish/pattern for sidewalks	1. Alley Lighting by Development 2. Require that sanitation areas are enclosed and air conditioned.

Planning (P); Development (D); Building and Zoning (BZ); Board of Adjustment (BA); City Attorney (CA); City Manager (CM); Historical Resources (HR); Public Works (PW); Public Service (PS)
Charrette (CH 2002)

pedestrian with storefronts, small offices, entries to apartments above and landscaped courts. (CH 2002) 26. Research "air" and "light" requirements (P)		

6. Supplemental Standards – TDR

Column 1 **Staff Issues**	Column 2 **Planning and Zoning Board Issues**	Column 3 **City Commission Issues**
TDR 1. Update provisions (P) (HR) 2. Review City Code to determine which provisions should be relocated to Zoning Code (P) 3. Research possibility of transferring development rights of properties adjacent to corridor of North Ponce de Leon to Ponce de Leon road frontage (P) 4. Establish computerize management system to rack TDR's Med. Ordinance Review Med. Ordinance to determine additional changes based upon implementation after adoption (P)	1. Review of the TDR concept and whether it should be limited to certain but not all historical properties. 2. Miami Dade Public Schools should not be permitted TDR's	1. TDR – Review Original Intent 2. TDR – Transfer to Specifiec Districts (i.e. CBD, N. Ponce Corridor) 3. TDR – Review Bonus to Receiving Site (Less) 4. TDR – Address N. Ponce Area 5. Increase Ground Area Coverage – Decrease Height 6. Parking In Front of Building (Apt. District) 7. Address Incomplete/Ongoing Construction

7. Development Review Processes

Column 1 **Staff Issues**	Column 2 **Planning and Zoning Board Issues**	Column 3 **City Commission Issues**
Research existing review process for use by right reviews (P) Determine effectiveness of DRC after implementation (P) Include design review standards for BOA, PZB review, etc (P) Create design review checklist (P)	Need to formalize all portions of review processes, especially the Board of Architects.	Evaluate use by right thresholds and to determine additional review in public hearing format or other alternatives available to provide for additional public input into use by right process

8. Signage (Phase II)

Column 1	Column 2	Column 3
Staff Issues	**Planning and Zoning Board Issues**	**City Commission Issues**
Complete changes to Phase I based upon necessary changes based upon implementation (P) Complete update of remainder of code (Phase II - US 1 corridor) (P)		Research provisions consulate flags Update political signage

9. Map Changes

Column 1	Column 2	Column 3
Staff Issues	**Planning and Zoning Board Issues**	**City Commission Issues**
1. Identify possible inconsistencies between the Zoning Map and CLUP Map (P) 2. Review categories with all special districts and site specific area to ensure consistency (P) 3. Look at the possibility of rezoning various properties. (P)	1. In light of the experience with the JCI Building, Planning Staff should look at conforming the CLUP to the Zoning Code, without the assumption that the CLUP is appropriate.	

10. Definitions

Column 1	Column 2	Column 3
Staff Issues	**Planning and Zoning Board Issues**	**City Commission Issues**
1. Place definitions at the rear of the Zoning Code (P) 2. Update existing definitions (P) 3. Reformat definitions in alphabetical order (P) 4. Review concurrency definitions (new uses) (P) 5. Use either SIC or NAICS to define uses (P) 6. Clarify medical uses with various new technologies (P)	1. Remove minimum size for retail (500 sq. ft.)	

11. Miscellaneous

Column 1 **Staff Issues**	Column 2 **Planning and Zoning Board Issues**	Column 3 **City Commission Issues**
1. Reformat and organize Code (P) 2. Evaluate possible inconsistencies w/ CLUP (P) 3. Include an intent section in each Article of Code (P) 4. Use illustration, graphics, tables (P) 5. Simplify sections (P) 6. Use illustrations and form code methods for simplifying the Zoning Ordinance and to promote well-designed buildings (P) 7. Use illustrations and a "form code" to simplify the Zoning Ordinance, to make it more understandable to readers, and to promote well-designed neighborhoods (P) 8. Use graphics to make it easier for people to understand the "planning jargon" (P) 9. Graphics and diagrams should be located in each relevant section, not as an appendix to a chapter (P) 10. Online enhancements should include links to definitions, references to other sections, maps and graphics, and to the Comprehensive Plan (P) 11. Put code on CD-ROM and available to public for sale as a subscription service (P) 12. There are too many use districts, especially combining and overlay districts (P) 13. Timeframe for appeal and submittal of mailing labels (CA) 14. How is platted submerged land dealt with (P) 15. Research use of impact fees for parks, traffic, landscape, landscape attendance, public parking spaces and other adopted levels of service. (P) 16. Update concurrency review system (P) 17. Update uses in Concurrency system (P) 18. Locate authority of Planning and Zoning Board from	1. Concerning the over-development, especially on Ponce De Leon Boulevard, address the possibility of granting real estate tax relief to property owners in exchange for voluntary down-zoning; 2. Review concurrency standards concerning the area that is exempt from concurrency and address whether that exemption should remain; 3. Review concurrency principles concerning the further development of parks. 4. Study how future development impacts traffic capacity, pedestrian movement and shade lines. 5. That the massing should be studied to determine if it could be increased or decreased in some areas to discourage the amassing and consolidation of smaller properties, which ultimately lead to construction of a large building. 6. Research "zoning in progress" process and determine applicability.	1. Limit the use of the term "Village". 2. Research the designation of the North Ponce de Leon area as a historic district. 3. Address Neon "Open" Signs 4. Address Real Estate/Political Signage 5. Signage – Enforcement/Penalties 6. Construction Signs – Remove? 7. Reduce Size 8. Control Over County Traffic Signs 9. Incorporate lighting within the round-a-bouts and traffic circles 10. Remove street signs and place on street.

throughput the Code and codify into one section titled, Planning and Zoning Broad authorities (P) 19. Research fees schedule for positively increases (P) 20. Research process for the "undergrounding" of utilities for districts, or Citywide.		

12. CLUP

Column 1 **Staff Issues**	Column 2 **Planning and Zoning Board Issues**	Column 3 **City Commission Issues**
1. Application of concurrency management standards for threshold development and FLUM changes 2. Establish concurrency management regulations for threshold development to contribute its proportionate share of capital facilities, funds and/or land to reduce impact 3. Establish program to monitor concurrency management and review annually. 4. Revise land development regulations, if warranted, to effectively regulate future land use activities and natural resources identified on the FLUM; adequately protect property rights; and implement the CLUP's GOP's 5. Schedule EAR 6. Determine feasibility of securing CDBG funds for city-wide weatherization and rehabilitation 7. Reduce inconsistencies between FLUM and actual uses from 70 to 35 8. Examine revised zoning code to determine consistency with CLUP and correct any remaining inconsistencies 9. Update inventory dwelling units and overall land areas east of Old Cutler Road in order to maintain an up-to-date density average to test proposed projects 10. Finalize an analysis of the industrial area & adopt a specific neighborhood redevelopment plan w/in 1 yr following such analysis. 11. Develop a strategy for providing incentives for infill & redevelopment that address the impact at a minimum on surrounding land use compatibility, public facilities, landscaping & buffering, historic resources, intensity/density of the use, neighborhood identity, access & parking 12. Redevelopment of the Industrial Design Center as a mixed-use village 13. Develop Concurrency Management Procedures for all threshold development, contributing their proportional share of capital facilities, funds, &/or land, necessary to accommodate the impact of proposed or increment development on an		

existing site

14. Downtown Development-develop a Downtown Improvement Plan & determine whether a Downtown Development Authority should be created
15. Miracle Mile Redevelopment Plan considering whether to widen sidewalks, reduce speed limit, improve parking, etc.
16. Adopt land development regulations to maintain the high aesthetic community deign standards
17. Adopt land regulations which create, preserve, & maintain scenic vistas as embodies in the original city plan
18. Adopt land regulations which preserve & improve the character of neighborhoods
19. Establish & codify boundaries for all neighborhoods
20. Adopt land development regulations addressing the location & extent of residential & non-residential land uses consistent with the FLUP
21. Develop a Sustainable Communities Demonstration Project, allowing 5 selected communities greater flexibility in the comprehensive planning process
22. Annexation Study which analyzes the potential for incorporating unincorporated areas around Coral Gables
23. Reduce the number of roadways operating at a LOS lower than the LOS Standards contained in the adopted policies of this element from 7 to 3 by 01/03 & 0 by 2010; issue development orders as of the effective date provided in the CMP as set forth in the Capital Improvements Element
24. Determine the minimum acceptable peak-period LOS standards
25. Determine actual constrained roadways and establish LOS standards
26. Consider adopting regulations encouraging development to improve mobility
27. Amend land development regulations to include principles and criteria for locating very low, low, and moderate income housing

28. Draft a program for annual evaluation of affordable housing needs 29. Participate in the Regional Planning Council's Housing Initiatives, promoting affordable housing 30. Amendments to the City's land development regulations shall be reviewed by the City to ensure regulatory techniques & procedures to not create barriers to affordable housing 31. Permit development of housing alternatives specially designed for the elderly 32. Coral Gables Planning Dept. shall provide assistance & information of housing data to the private sector to meet the projected housing market demand & advance fair housing & elimination of discrimination in housing 33. Develop local government partnerships with the private sector to improve the efficiency & expand the capacity of the housing delivery system. 34. Commit to courses of action to improve affordable housing supply on a local & region-wide basis 35. Implement policies to ensure effective septic tank utilization for SFR & duplex land uses if they are efficient & environmentally sound (Policies listed below) 36. Adopt plan to require all lift stations within the City of Coral Gables to have a limit of 10 hours per pump 37. Develop Quality Water Standards for New Development retaining at least the first one inch of storm water runoff on-site to preserve water quality 38. New sewers extended into an area currently using septic systems must connect w/the public wastewater collection system w/in 120 days 39. Designate Wetlands on the FLUM; if annexed into Coral Gables, designated as "Conservation" on the FLUM 40. Manage recreation facility needs & correct or improve the deficiencies as funding becomes available 41. Management of Existing Recreation Land & Facilities to attain a high quality park & recreation		

system

- Amend the land development regulations to include provisions for mandatory dedication of land for parks & recreation or fees in lieu thereof
- Make full use of the Youth Center by instituting programs to meet the needs of the Youth Centers
- Create strategies for increasing recreational opportunities for families and children

45. Convert all playground equipment to handicap accessible playground equipment

- Initiate discussions w/UM to allow City residents to use recreational facilities & equipment on UM's campus

47. Schedule biennial reviews (concurrent w/the amendment cycle) of measurable objectives
48. Over a 5 year program, create procedures for the comprehensive planning process, to include the following policies: P8-2.1-P8.2.2.4 & P8-2.2.7 (see below)

- All chapters of the Comprehensive Plan to be evaluated as necessary at least every 5 yrs; the Capital Improvements Chapter shall be reviewed on an annual basis
- Hold at least one advertised workshop/Public Hearing during the preparation of the EAR, for the public to provide comments & recommendations re: the Comprehensive Plan
- Update baseline data & measurable objectives to be accomplished for each 5 year period of the plan
- Identify & report the accomplishments in the first 5 yr period
- Identify & report a means for ensuring continuous monitoring & evaluation of the plan
- Include capital requirements of $100k or more in annual expenditures in the CIE 5 YR Schedule of Capital Improvements
- Adopt an annual capital budget which contains the projects from the 5-Yr Schedule of Improvements specified for each year

56. Manage long term debt in a manner that ensures the ratio of the debt service millage to the city-

wide millage does not exceed 20% Revise the Land Development Regulations in order to effectively regulate future land use on the FLUM; adequately protect property right, & implement the GOP's of the Comprehensive Plan Incorporate the new CIP into the Coral Gables CIP upon adoption of the annual budget beginning with the 1997-98 budget 1993 5 cent local option gasoline tax funds used for capital expenses associated w/the resurfacing of municipal streets		