



Green

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

Summary of changes to the Goals, Objectives and Policies

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

Amendment (addition/deletion) pursuant to the EAR





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

New Goals, Objectives and Policies

This is a new element of the City Comprehensive Plan not required by the State; therefore this entire element is new language.

Goal GRN-1. The City of Coral Gables will take measurable steps towards becoming a “sustainable” community by providing a healthy setting for residents, workers, property owners and visitors and increase awareness of green development practices and ways to have a significant impact on the City’s environment including the following: protecting the quality of air, water, land and other natural resources; conserving native vegetation, fish, wildlife and worldwide ecosystems; minimize the carbon footprint; and reduce greenhouse emissions.

General

Objective GRN-1.1. The City shall continue its efforts to be recognized as a “green” and “sustainable” community through participation in public and private partnerships/programs which may include any of the following:

- Other local governments, the state and the federal government.
- South Florida Water management District and Florida Department of Environmental Protection Conserve Florida Program.
- Florida Green Building Coalition, Inc to establish and maintain a Florida System of statewide green building standards and third party certification programs with economic and environmental benefits.
- Florida Friendly Landscaping.
- Florida Green Lodging to designee lodging establishments as “green” for following environmentally sensitive operating procedures.
- Florida Solar Energy Systems Incentives Program providing for rebates for the installation of qualified solar energy systems.
- Florida Water Star Program, a third party certification program offered by the Water Managements District for water efficiency in household applicants, plumbing fixtures, irrigation systems and landscapes.
- University of Florida Extension Service Program , Florida Yard and Neighborhoods which encourages homeowners and professional to create and maintain Florida friendly landscape that protect the natural environment.
- Green Building Initiative, not for profit organization whose mission is to accelerate the adoption of building practices that result in energy efficient, healthier and environmental sustainable buildings.

Policy GRN-1.1.1. The City will aspire to be recognized by the Florida Green Building Coalition as a certified “Green City” awarded to local governments that provides environmental best practices for all government functions.

Policy GRN-1.1.2. The City will adopt a “Go Green Initiative” to implement strategies to reduce greenhouse gas emissions within the City’s borders.

Objective GRN-1.2. The City will seek to educate and market to the community the benefits of greening via any reasonable effective means including but not limited to: Coral Gables TV; City web page; press releases; electronic advertising (trolley); handbooks; pamphlets, print mailers, etc.

Policy GRN-1.2.1. The City shall enact award and recognitions programs, and/or City certifications programs upon implementation of a “green” program.

Policy GRN-1.2.2. The City will establish a policy to consider the purchase of recycled materials over non-recycled materials whenever the opportunity arises and as financially feasible.

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Buildings and Site Design.

Objective GRN-1.3. Enhance public health and welfare by promoting the environmental and economic health of the City through the design, construction, maintenance, operation and deconstruction of buildings and other site development by incorporating green building practices.

Policy GRN-1.3.1. The City will establish a policy to conserve energy at all City owned buildings and facilities, by any means possible, including turning off computers and lights when not needed. The City will also conserve water at all City owned buildings and facilities by replacing and renovating old water toilets and fixtures with new low flow options.

Policy GRN-1.3.2. The City will review all new development proposals to ensure that the site plan encourages walkability by including a designated safe pedestrian path of travel within the site and provides pedestrian access to and from the public right of way.

Policy GRN-1.3.3. By 2011, the City will research and develop provisions within Zoning Code that will encourage development of LEED (or similar) certified buildings including but not limited to the examination of the following:

- Heat Island reduction via the following:
 - Reduction in building heat gain through the use of green roofs and will encourage planting trees and plants on roof top gardens
 - White roofs (white reflective roofing).
 - Increased open space.
- Use of local materials, certified sustainable wood products and/or highly recycled content products.
- Energy efficient equipment/fixtures.
- Water saving fixtures.
- Solar and wind energy provisions.
- Waste management and recycling.
- Rainwater harvesting.
- Pervious paver alternatives.
- Building orientation overhangs.
- "Dark skies" lighting strategies.

Policy GRN-1.3.4. By 2011, in addition to required standards, the City shall examine incentives/bonuses to further encourage higher standards of levels of green building LEED (or similar) certified buildings compliance for public and private buildings which may include one or more of the following:

- Administrative site plan review.
- Expedited site plan review.
- Reduced site plan fees.
- Expedited building permits review.
- Reduced building fees.
- Reduced impact fees
- Marketing of green building on construction sites, City web site with the use of a logo on advertising.



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- City awards.
- Administrative variance to allow orientation of buildings to take advantage of natural resources, yard setbacks, fencing, drainage, easements, landscaping lighting, etc.
- Public funding.
- Assistance is securing grants.
- Credit for water, sewer, drainage and/or electric fees.
- Tree planting incentives.
- Fleet management initiatives
- Increased density and/or intensity.
- Increased height.
- Reduced parking if in proximity to transit.
- Allowing for greater density for affordable housing as appropriate.
- Allowing for greater density for adult living facilities or similar facilities.
- Shared parking.

Transportation.

Policy GRN-1.3.5. Encourage private sector and public employers to promote fewer work-based vehicle trips including the following:

- Incentives for carpooling, bicycling and public transit use.
- Promote video conferencing or conference calls.
- Implement flex time programs for eligible employees.
- Employee incentives for energy efficiency and cost saving measures.
- Provide green building educational materials to the community.
- Collocation of facilities.

Policy GRN-1.3.6. Continue promotion of mixed use, research creation of transit oriented development design standards.

Policy GRN-1.3.7. Continue to promote and expand the City's current biofuels use on the City's vehicle fleet.

Policy GRN-1.3.8. The City will strive to reduce greenhouse gas emissions by continuing to implement efficient, compact, pedestrian-friendly land use planning and zoning initiatives with the goal of lowering automobile vehicle miles traveled and vehicle hours traveled while increasing energy efficiency. Vehicle hours traveled is recognized as a means of reducing driver delay while also reducing excess fuel consumption in congested traffic.

Policy GRN-1.3.9. The City will consider the purchase of alternative fuel vehicles as the first priority for any new or replacement vehicle that may be needed to conduct City business.

Policy GRN-1.3.10. The City will seek to partner with the Florida Department of Transportation, the Miami-Dade MPO, the Miami-Dade Transit Authority and the South Florida Regional Planning Council to consider additional opportunities to reduce the negative impact transportation uses have on the environment.

Policy GRN-1.3.12. The City recognizes that the transportation sector is the second largest contributor to greenhouse gases in the County and the nation. The City will adopt policies in an effort to help mitigate transportation's negative impact on the environment providing for reduction in vehicle miles traveled and vehicle hours traveled.

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New Goals, Objectives and Policies

Landscaping/Natural Resources.

Objective GRN-1.4. The City shall research and entertain the following policies to further promote "greening" of the landscape.

Policy GRN-1.4.1. The City will review the existing landscape standards to incorporate as may of the Florida Friendly landscaping principals described in the Florida Green Building Coalition Green Home Standard to the greatest extent feasible. These include nine principles to guide Florida Yard and Neighborhood programs as follows:

1. Locate the right plant in the right place.
2. Water efficiently.
3. Fertilize appropriately.
4. Mulch.
5. Attract wildlife.
6. Mange pest's responsibility.
7. Recycle.
8. Reduce stormwater runoff.
9. protect waterfront

Policy GRN-1.4.2. The City will seek to increase the tree canopy throughout the City and will develop policies which will conserve water for landscaping purposes.

Policy GRN-1.4.3. The City as a part of its development review process shall promote increasing the tree canopy and if necessary, reexamine the City's land development regulations to require additional measures to contribute to increasing the collective tree canopy of the City.

Policy GRN-1.4.4. The City will review the existing landscape standards to incorporate new water conservation principals as may be feasible. Such conservation principals may include increasing xeriscape principles and measures.

Policy GRN-1.4.5. The City will discourage new above ground power lines in all instances, especially in locations where it would result in minimizing the available right-of-way for the purpose of planting new trees. Through the site plan review process, the City will discourage all instances where new above ground power lines will compromise existing trees or the planting of new trees, favoring the planting of trees as a priority.

Policy GRN-1.4.6. The City will seek to partner with the Florida Department of Transportation, Miami-Dade Public Works Department and private developments to consider additional opportunities to increase the tree canopy within the road rights-of-way through-out the City.

Policy GRN-1.4.7. Encourage water conservation through irrigation best practices which may include promotion and use of greywater for irrigation.

Waste Management.

Objective GRN-1.5. Continue to promote the benefits of recycling and reuse of products, waste, etc.

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Policy GRN-1.5.1. Continue to promote and educate residents of the advances of household waste recycling.

Policy GRN-1.5.2. Initiate and educate businesses, property owners, etc of the benefits of recycling and reuse of equipment and electronics.

Policy GRN-1.5.3. Partner with outside agencies, institutions, vendors, coalitions, etc with reference to the recycling and reuses opportunities for the following:

- Large and small household appliances.
- IT and telecommunications equipment.
- Consumer equipment (i.e. televisions, radios, electric tools and hardware, toys, leisure, etc)
- Medical equipment.

Objective GRN-1.6. The City will implement new programs to increase recycling and conservation efforts.

Coordination.

Objective GRN-1.7. The City will develop partnerships to further the green development goals within the greater Miami region.

Policy GRN-1.7.1. The City will invite a partnership with neighboring municipalities and Miami-Dade County to develop a regional vision that integrates transportation and land use planning to provide for sustainable growth and reduces greenhouse gas emissions.

Policy GRN-1.7.2. The City will work towards find ways to coordinate with the South Florida Regional Planning Council on land use planning issues that affect the region and provide for sustainable growth and reduce greenhouse gas emissions.

Policy GRN-1.7.3. Designate a City Department as lead department promoting the goals, objectives and polices of this Element and City "Greening" which may include the following: creation of a single point of contact for residents, for property owners and business inquiries; creation of a coordinating official; creation of a compliance official; and designation of a qualified green building professional.

Policy GRN-1.7.4. The City should track and analyze key indices to measure performance and future improvements. This may include an annual report.

Objective GRN-1.8. The City will seek to uphold green building and neighborhood standards through the Comprehensive Plan Amendment process.

Policy GRN-1.8.1. Any comprehensive plan and future land use map amendments must be supported by data and analysis to demonstrate how the amendment is based upon energy-efficient land use patterns and greenhouse gas reduction strategies.

Funding.

Objective GRN-1.9. The City will pursue all available local, state and federal grants and incentives to achieve measurable reduction in greenhouse gases.

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Policy GRN-1.9.1. The City will seek to adopt Leadership in Energy and Environmental Design (LEED) Neighborhood Development standards and create funding for educating the public about green development principles.

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