



MEMORANDUM

AGENDA ITEM #4b

DATE: AUGUST 3, 2009

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF CORAL GABLES PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On July 13, 2009, Council staff received proposed amendment #09-1ER to the City of Coral Gables Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Coral Gables is approximately 14 square miles in size. It is located in the southeast corner of Miami-Dade County immediately south and west of the City of Miami. The southern portion of the City is adjacent to Biscayne Bay. The Cities of West Miami, South Miami, Palmetto Bay and Pinecrest and a small portion of the unincorporated area about the City's western boundary. Coral Gables was incorporated in 1925, and its estimated 2008 population is approximately 45,798 residents, with a density of 3,271 persons per square mile. The City is predominantly residential and development consists primarily of single-family homes. The City also serves as Latin American headquarters for numerous multinational firms, consulates, and trade offices. Coral Gables has actively pursued and engaged in the preservation of the City's historic resources since the adoption of its Historic Preservation Ordinance in 1973. The Historic Preservation Ordinance has helped place a number of the City's historical properties on the National Register of Historic Places. A general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Coral Gables Comprehensive Plan, the annual update to the Capital Improvement Element (CIE), the 10-Year Water Supply Facilities Work Plan, and three changes to the Future Land Use Map. The City's EAR was found sufficient on September 7, 2007, by the Florida Department of Community Affairs (DCA).

EAR-Based Comprehensive Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide, minimum standards. The Report is not intended to require a comprehensive rewrite of the Elements within the local plan, unless a local government chooses to do so. The City of Coral Gables 2006 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Complete Rewrite of Housing Element. Revision of the Housing Element to include provision of workforce housing and promotion of senior housing.
2. Maintenance of Single-Family Residential. Maintenance of single-family residential neighborhoods and mitigation of adjoining commercial and high-density residential uses.
3. Mitigation of Traffic Impacts. Mitigation of traffic impacts to include promotion of alternative modes of transportation and strengthening of intergovernmental coordination.
4. Placement of Parks per the City's Master Plan. Placement of parks according to the Parks Master Plan, to include the acquisition of new parks.

All Elements of the City of Coral Gables Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. In addition, the City renamed and reorganized three Elements in the Comprehensive Plan and created four new Elements, to be known as the Administration, Design, Public Safety, and Green Elements.

The City of Coral Gables Commission unanimously approved the proposed amendment at its July 7, 2009 meeting.

Staff analysis confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of EAR-Based Text Changes and Newly Created Elements

The update of the existing Comprehensive Plan includes modifications to the Goals, Objective and Policies of the Plan, as well as the creation of four new Elements. The updated Comprehensive Plan has a total of 14 Elements. The key proposed changes and the new Elements are summarized below (in the order of the proposed City of Coral Gables Comprehensive Plan).

Administration Element (New)

This would be a new Element of the Comprehensive Plan and is not required by the Florida Statutes. The purpose of the Element is to provide interpretation and implementation guidelines for administering the Goals, Objectives and Policies as adopted by this updated Comprehensive Plan. The Element would include:

- Implementation guidelines, such as funding and coordination efforts; and
- Procedures for monitoring and updating the Comprehensive Plan on a regular basis, in accordance with State Statutes and local regulations.

Governance Element (Former Intergovernmental Coordination Element)

This Element would include changes recommended in the EAR, as well as additional Policies related to the governance of the City. The key changes include:

- New Policies to address public outreach and participation strategies, including communication between City boards and Elected Officials;
- Policies to address development review and strategies for education on planning topics;
- Coordination efforts regarding transportation, water distribution, design and development, annexation, bays, estuaries and harbors, and school planning, are outlined for interdepartmental efforts throughout City departments, as well as with other jurisdictions and agencies; and
- Provisions for monitoring and evaluating the Comprehensive Plan through review of measurable Objectives and the EAR process.

Future Land Use Element

This Element would be updated to include changes recommended in the EAR. The proposed changes would reorganize the chapter by bringing the land use classification section to the beginning of the Element in a table format to improve clarity. The key changes include:

- Updates to land use classifications for consistency with the City's newly revised Zoning Code, without changing intensities and densities. Specifically, this update removes the floor/story provisions and replaces them with a height measurement;
- New Policies to support recently adopted ordinances and policies such as the updated historic preservation ordinance and intergovernmental coordination efforts;
- New Policies to encourage development where appropriate while protecting residential uses from potential impacts of adjacent, non-residential uses; and
- Updates to annexation coordination Policies to be consistent with current practices and requirements of the City.

Design Element (New)

This would be a new Element of the Comprehensive Plan and is not required by the Florida Statutes. The purpose of the Element is to provide design principles that preserve and promote the City's historic, Mediterranean character of architecture. The Element would include:

- Provisions for the support of the City's design review guidelines, standards and incentives process via the City's Zoning Code;
- Policies to support development in a uniform, architectural style for historic preservation and to preserve and maintain the high quality of the built environment of the City for future generations; and
- Policies to address the aesthetic quality of the built environment.

Community Facilities Element (Former Public Facilities Element)

This Element would include changes recommended in the EAR, as well as additional Policies related to water supply planning. The key changes include:

- *Sanitary Sewer*. Policies were revised indicating that the City will continue to monitor where septic systems exist and to provide sewer lines to all non single-family and multi-family areas as financially feasible;
- *Solid Waste*. Language was updated as it relates to coordinating with Miami-Dade County DERM on maintaining a list of hazardous material use and storage in the City;

- *Drainage.* The adopted Level of Service (LOS) Standard was revised to modernize the language and to update the on-site retention requirements; and
- *Water.* New Objectives and Policies were added to address water supply planning requirements. The adopted LOS Standard was revised to address new growth management requirements for future water supply planning and to adjust the gallons per capita per day to a level that is inline with the County standards and closer to the actual usage rate within the City.

Housing Element

This Element would include changes recommended in the EAR to reinforce the City's commitment to continue participation in regional intergovernmental efforts to address affordable housing needs. Key changes include:

- Commitment to update the City's 2006 Workforce/Affordable Housing Study (WAHS) by 2010 to determine its affordable housing needs;
- Commitment to update the City's Zoning Code by 2011 to provide for affordable housing programs to address the City's fair-share of regional affordable housing needs using the updated WAHS study as background data and analysis; and
- Provisions to promote a mix of housing types and incomes while preserving the character of the neighborhoods and strengthen historic preservation efforts.

Education Element

This Element was recently adopted by the City Commission on March 25, 2008, and, therefore, the included proposed changes are minor (including correcting scrivener's errors, renumbering, and clarification of provisions).

Mobility Element (Former Traffic Circulation Element)

This Element would include changes recommended in the EAR, as well as additional policies related to maintaining and enhancing an interconnected, multi-modal, transportation system consisting of vehicular, transit, bicycle, and pedestrian options. Key changes include:

- New Policies that support the expansion and further continuing the successful City-sponsored trolley system;
- New Policies to promote a pedestrian-oriented environment through quality design, improved connectivity/access, and heightened safety considerations; and
- Provisions to encourage and further elaborate on the City's coordination, communication, and cooperation with adjacent municipalities, Miami-Dade County, and regional and state agencies on transportation issues.

Comment

During the EAR process, the City identified four roadway segments operating below their adopted Level of Service (LOS) Standards. The Council recommended that the City create a Transportation Master Plan to develop mitigation measures specific to the failing roadway segments and identify funding sources for transportation improvement projects in the Capital Improvements Element. This issue is not addressed in the current version of the Comprehensive Plan; however, Council staff discussed this issue in a meeting with the City's Planning Department Director and consultant on July 17, 2009, and found it was an omission during production. The City will include the following Policy in the adopted version of the Comprehensive Plan:

Policy MOB-1.1.9. *The City shall undertake a Transportation Master Plan by 2011 to specifically identify roadways within the City that are projected to fail the adopted LOS standards, as well as short and*

long term multi-modal and policy oriented mitigation measures. Each project shall have an estimated probable cost associated with it to assist in determining a financially feasible Capital Improvements Element.

Natural Resources Element (Former Conservation Element and Coastal Management Element)

This Element is a combination of the former Conservation Element and Coastal Management Element. The purpose of the Element is to support the conservation and maintenance of the City's natural resources. It would include Policies to regulate development and other potential harmful effects on the environment as they relate to air, water, waste management, wildlife and native vegetative communities, coastal resources, and historical resources. Key changes include:

- New Policies related to water conservation efforts to support regional, water supply planning efforts;
- Revisions to strengthen the protection of coastal zones, canals, waterways, and historic sites; and
- A provision related to the management and protection of aquifer recharge areas.

Recreation and Open Space Element

This Element would include changes recommended in the EAR by revising Level of Service Standards based on a service radius (i.e., 5 minute walk, 10 minute walk, 15 minute drive, etc.) rather than a specific number of facilities per 1,000 residents. A new Policy would support the update of the City Parks Master Plan by 2011, and to maintain its accreditation by the Commission for Accreditation of Park and Recreation Agencies (CAPRA).

Historical Resources Element

This Element would include changes recommended in the EAR and to reflect the newly re-written Zoning Code. The changes would be for the purpose of enhancing historical, cultural, and heritage related programs, projects, and activities. The Policies related to Transfer of Development Rights would be strengthened for the City to promote historic preservation.

Public Safety Element (Former Coastal Management Element)

This Element would include changes recommended in the EAR, as well as additional Policies related to emergency and safety service providers including police, fire, medical, and health services. This Element also addresses new topics such as emergency planning and public safety outreach efforts, in addition to coastal management principles such as the definition of the Coastal High Hazard Area, post-disaster redevelopment planning, and shoreline planning issues.

Capital Improvements Element

This Element would include changes recommended in the EAR to be consistent with the annual CIE update requirements per Section 163.3177, Florida Statutes. New Goals and Policies would provide for monitoring facility needs of the community, and ensuring that deficiencies and improvements, identified in the other Elements of the Comprehensive Plan, are programmed. The Element would be updated to reflect all proposed revisions to Level of Service Standards as identified throughout the Plan.

Green Element (New)

This would be a new Element of the Comprehensive Plan and is not required by the Florida Statutes. This Element will promote conservation of natural resources and at the same time introduce strategies to reduce the emission of greenhouse gases within the City. Strategies include 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 increase partnerships with neighboring municipalities and regional planning bodies to increase awareness of green development goals within the greater Miami area.

Comment

The City of Coral Gables is one of a few local governments in the Region that have introduced “green” concepts and extensively discuss “green” strategies and initiatives in the Comprehensive Plan. Council staff agrees that this proposed Element will provide a solid base for the City to promote energy-efficient land use patterns and green development, and is an excellent model for other local governments.

Staff analysis confirms that the proposed EAR-based amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Water Supply Planning

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their Comprehensive Plan within 18 months after the jurisdictional Water Management District approves a Regional Water Supply Plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan was August 15, 2008.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the Regional Water Supply Plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following related to water supply planning: regional and local issues; current and projected population; water supply and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supplies (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government’s Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency with water supply planning.

10-Year Water Supply Facilities Work Plan (Work Plan)

The City of Coral Gables receives potable water from the Miami-Dade County Water and Sewer Department (MDWASD) through a retail service agreement [See Attachment 2]. Since the City is dependent upon MDWASD for current and future water supply needs, the City Work Plan has been drafted for consistency with the Miami-Dade’s County 20-Year Work Plan (found in compliance by the Department of Community Affairs on July 18, 2008). The City Work Plan provides data and analysis on current and projected water supply and demand through 2020, describes local and regional conservation and reuse initiatives, and identifies its provider’s capital improvements.

In its Work Plan, the City revised the adopted Level of Service Standard (LOS) for potable water from 294 gallons per day (gpd) per capita to 165 gpd given the fact that: 1) it is much higher than actual average daily demand of 156 gallons per capita per day and 2) the City is experiencing a downward trend that is

expected to continue due to area-wide, mandatory, water restrictions in conjunction with other water conservation measures.

The City’s Work Plan would be incorporated into the Comprehensive Plan as a sub-element of the Community Services and Facilities Element. In addition, new and revised Objectives and Policies will be incorporated to ensure consistency with the Work Plan.

Comment

The proposed revision of the potable water LOS Standard (165 gpd) is slightly higher than the standard of 155 gpd per capita used by its water provider (Miami-Dade County). Staff recommends that the City coordinate with Miami-Dade County to make sure the proposed LOS standard can be achieved.

Staff analysis confirms that the proposed amendments related to water supply planning are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Changes of Future Land Use Map (FLUM) Designations

The City also proposes changes to the Future Land Use Map (FLUM), including readopting it in its entirety. Three (3) City-owned properties (totaling approximately 0.95 acres) would be amended to reflect current uses and correct inconsistencies between the existing Zoning Map classifications and the existing Future Land Use Map classifications. The table below summarizes the proposed changes and existing uses for each parcel [See Attachment 3].

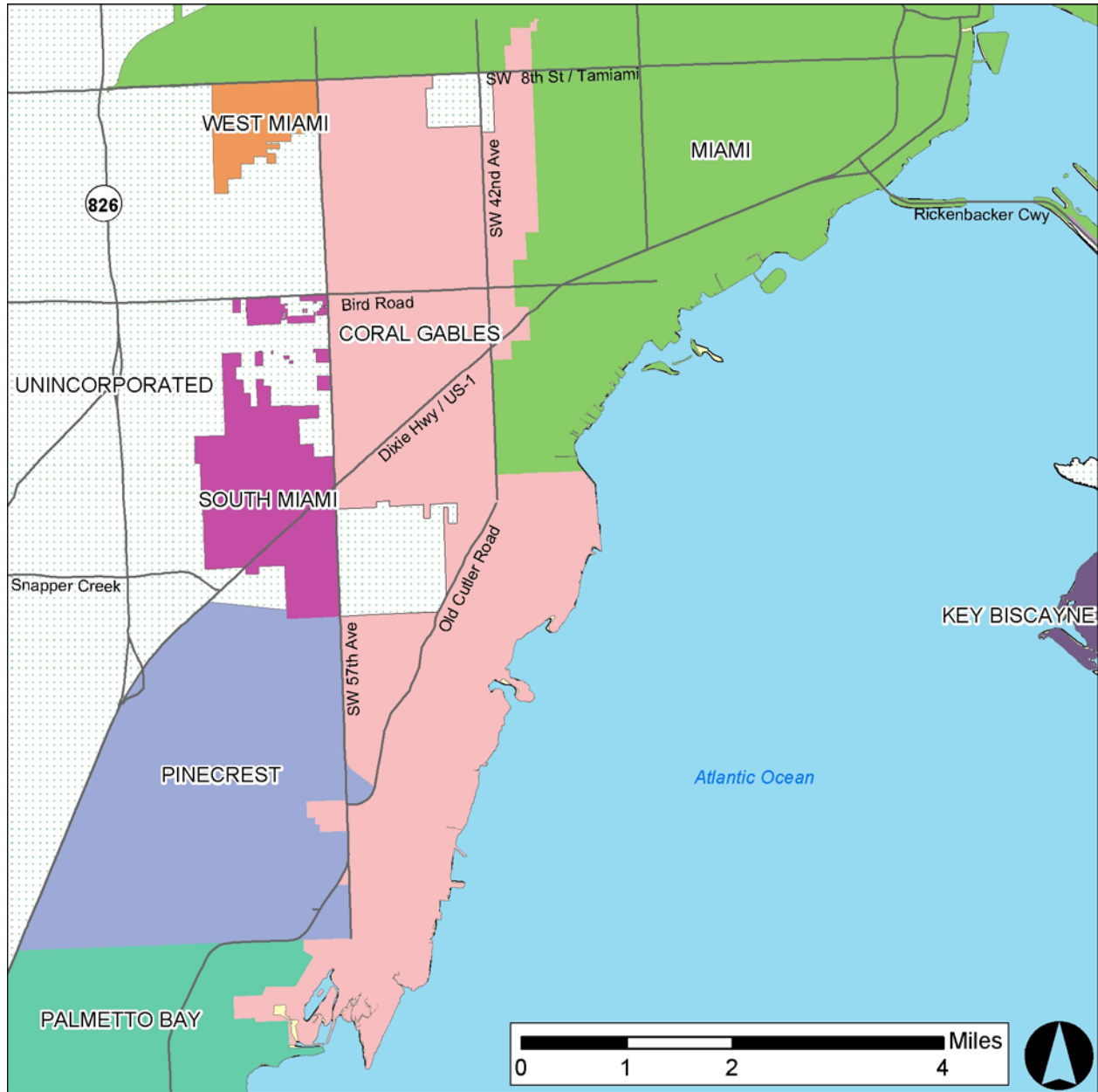
Proposed Future Land Use Map Changes				
Parcel	Acres	Original Land Use	Proposed Land Use	Existing Uses
1	0.69	Commercial, Low and Mid-Rise Intensities	Public Buildings and Grounds	Coral Gables Museum
2	0.06	No Designation	Open Space	A triangular open grass lot
3	0.20	Residential Use (Single-Family) Low Density	Public Buildings and Grounds	A water pump

Staff analysis confirms that the proposed map amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Coral Gables proposed amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



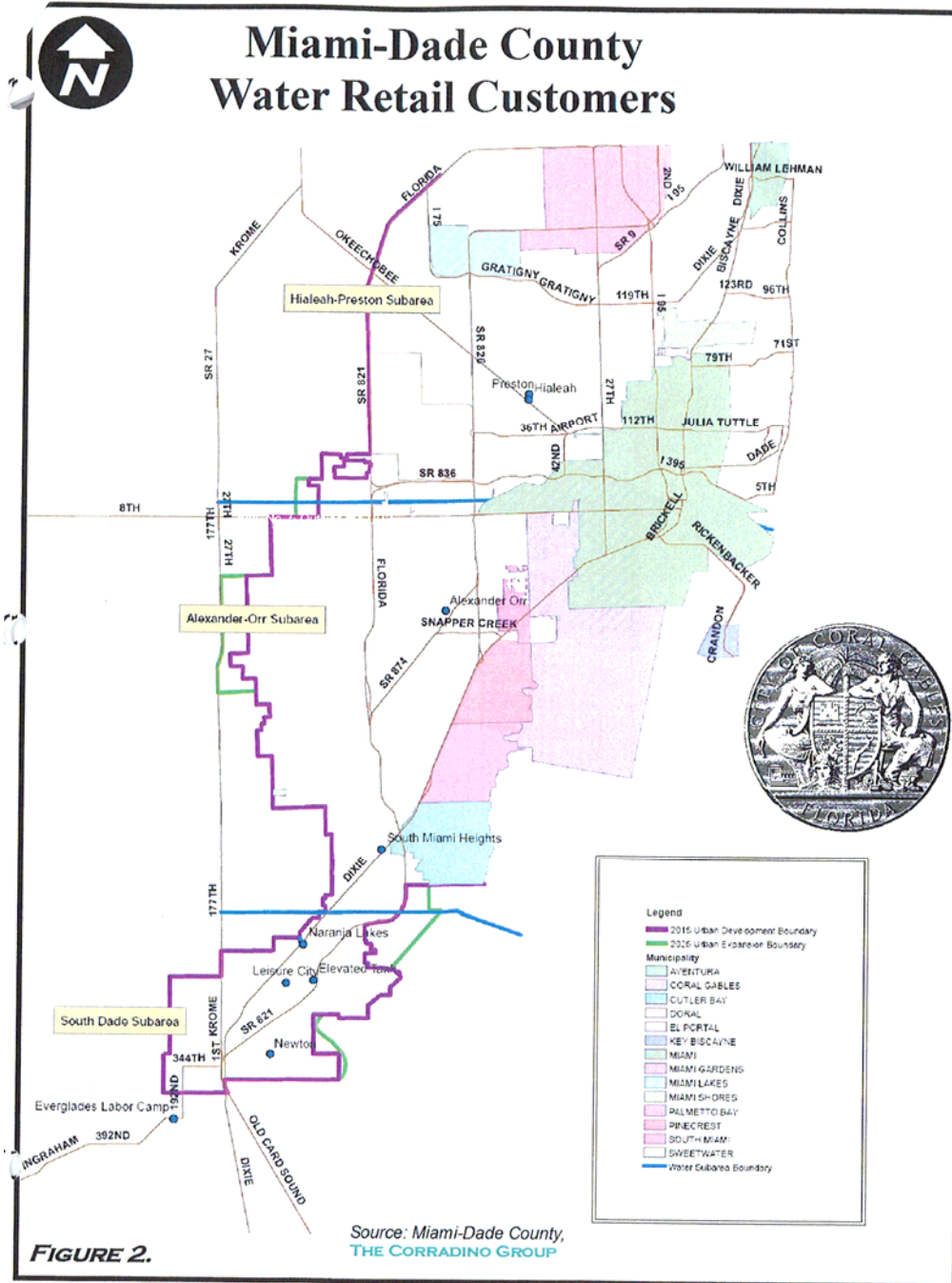
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Coral Gables
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



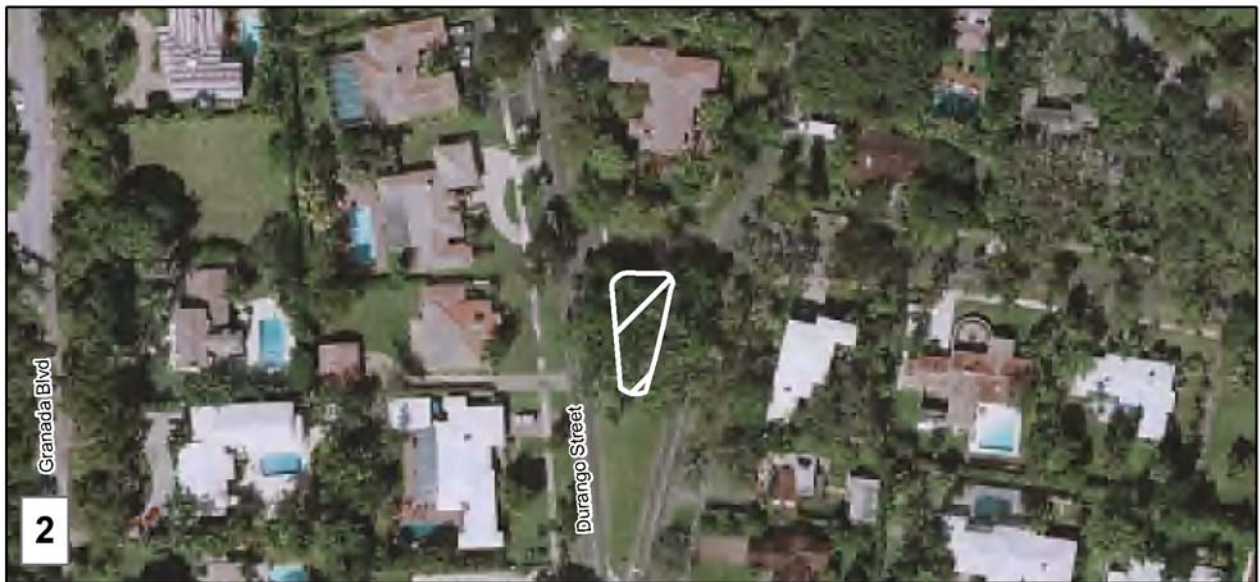
COMPREHENSIVE PLAN AMENDMENTS

Water Service Area

City of Coral Gables
Proposed Amendment #09-1ER

Sources: City of Coral Gables 10-Year Water Supply Facilities Work Plan, April 2009
Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Future Land Use Map Changes

City of Coral Gables
Proposed Amendment #09-1ER

Sources: City of Coral Gables, SFRPC.
Note: For planning purposes only. All distances are approximate.