South
Florida
Regional
Planning
Council

MEMORANDUM

AGENDA ITEM #7g

DATE: DECEMBER 7, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF CORAL GABLES ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On November 25, 2009, Council staff received adopted 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)*. The proposed amendment was reviewed at the August 3, 2009 Council meeting and found to be generally consistent with the *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 abut the City's western boundary. Coral Gables was incorporated in 1925, and its estimated 2009 population is approximately 45,501 residents, with a density of 3,250 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

Adopted 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 (3) 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).

Adopted amendment package #09-1ER was adopted as proposed with several revisions based on the September 11, 2009 Objections, Recommendations, and Comments (ORC) Report, issued by DCA. The key adopted revisions are summarized below:

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- Several new maps would be added to the "Comprehensive Plan Map Series (CPMS)" including the Soils and Minerals Map, the Natural Resources Map, the Historic Landmark Districts Map, and the Bicycle Facilities Map;
- Housing Element Objective 3-1.6 and Policy 3-1.6.1 addressing the treatment of displaced residents were restored;
- Te Public Safety Element Policy 2.1.3 was revised to include the statutory definition of the Coastal High Hazard Area and Objective 2.2 was revised to specify the hurricane evacuation time for the City;
- The Green Element was revised to provide more specific implementation strategies, identifying which Objectives could be accomplished immediately or would require longer timeframes;
- Natural Resources Element Policy 1.2.11 and 1.2.12 was revised to specify that the City will educate the development community on water conservation measures;
- The Capital Improvement Element was revised to incorporate the omitted school-related policies adopted in its Public Education Element in March 2008;
- The Future Land Use Element was revised to include Policy 1.4.5 to require coordination of future land use changes with the availability of water supplies and water supply facilities; and
- Community Facilities Element Objective 5.2, Policy 5.2.1, and Natural Resources Element Policy 1.2.7 were revised for consistency with the City's Water Supply Plan.

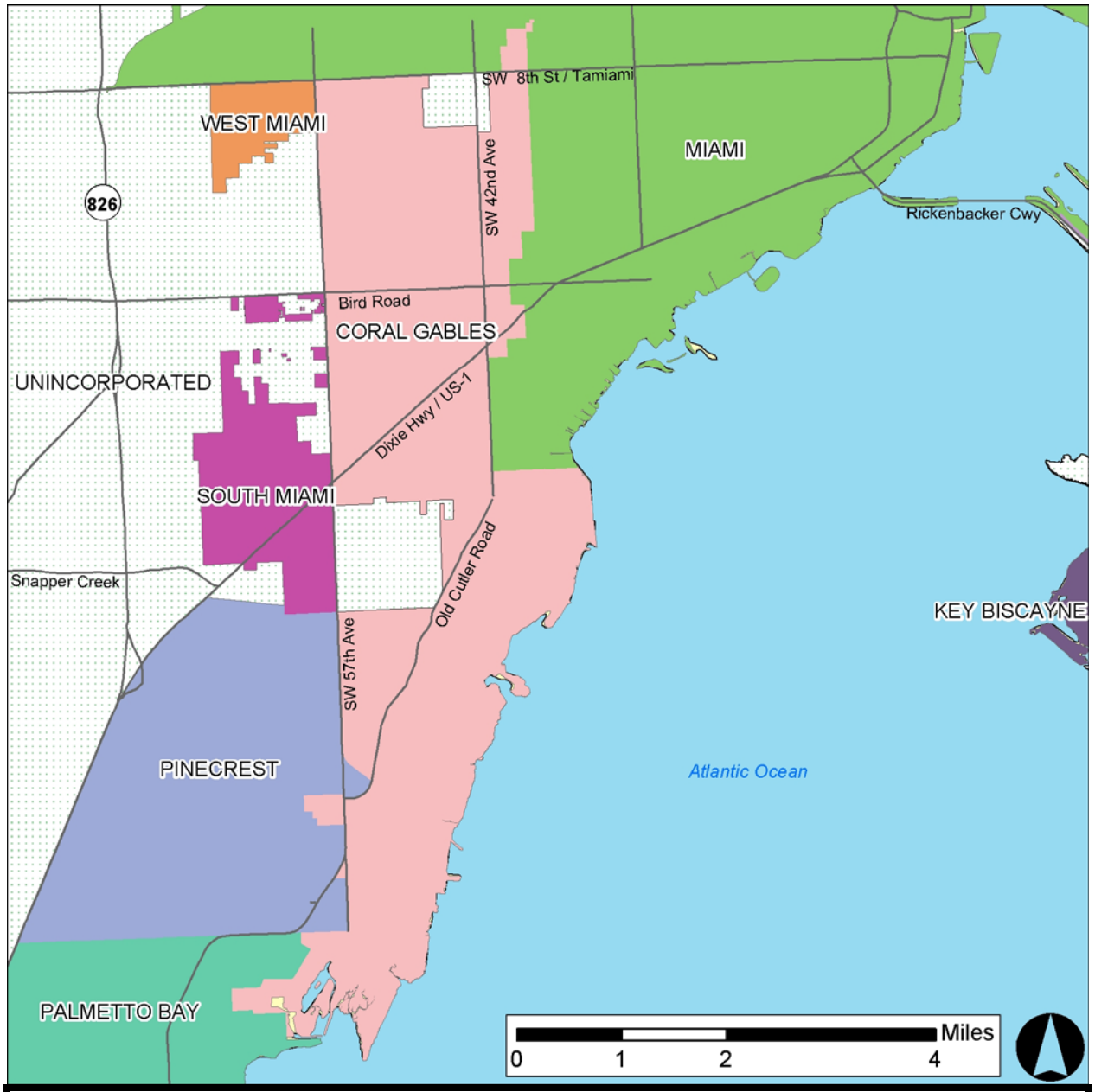
The Coral Gables City Commission unanimously voted (5-0) to approve the adopted amendments at its November 17, 2009 meeting.

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

<u>Recommendation</u>

Find City of Coral Gables adopted 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
Adopted Amendment #09-1ER

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