



Future Land Use Element

VISION: Continue Coral Gables vision and mission as a community that is attractive to live, work, play and visit.

Summary of changes to the Goals, Objectives and Policies

This element was updated to include the changes recommended in the 2006/2007 EAR and to reorganize the chapter to bring the land use classification section to the beginning of the element and include the classifications in a table format for better clarity. The land use classifications were also updated to be consistent with the City’s newly revised land development regulations, however, intensities and densities have not changed. Additionally the updates removed floor provisions in relation to height and replaced them with a measurement of feet to be consistent with the Zoning Code. Some outdated policies were deleted and new policies were created to support recently adopted ordinances and policies such as the updated historic preservation ordinance, intergovernmental coordination efforts, and to encourage development where appropriate while protecting residential uses from potential impacts of adjacent non-residential uses. Finally, annexation coordination policies were update to be consistent with current practices and requirements of the City.

Amendment (addition/deletion) pursuant to the EAR





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

Revised Goals, Objectives and Policies

~~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.~~

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, natural resources make the City a very desirable place to work, live and play.

~~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)~~

Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment is supported by the provisions within this element by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.

~~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 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 FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict 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.

Policy FLU-1.1.2. Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Classification	Description	Density / Intensity	Height
Single-Family Low-Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment is supported by the provisions within this element by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.

Policy FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict 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.

Policy FLU-1.1.2 Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Classification	Description	Density / Intensity	Height
Single-Family Low-Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of low height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Amendment (addition/deletion) pursuant to the EAR





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Revised Goals, Objectives and Policies

	<u>including townhouses.</u>		
<u>Multi-Family Duplex Density.</u>	<u>Duplex homes, including townhouses.</u>	<u>Maximum 9 units/acre.</u>	<u>Per the Zoning Code.</u>
<u>Multi-Family Low Density.</u>	<u>Multi-family residential of low height and density.</u>	<u>Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.</u>	<u>4-stories Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.</u>
<u>Multi-Family Medium Density.</u>	<u>Multi-family residential of medium height and density.</u>	<u>Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.</u>	<u>6-stories-Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</u>
<u>Multi-Family High Density.</u>	<u>Multi-family residential of low height and density.</u>	<u>Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.</u>	<u>13-stories-Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</u>

~~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 FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Classification	Description	Density / Intensity	Height
<u>Commercial Low-Rise Intensity.</u>	<u>This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.</u>	<u>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</u> <u>Residential use shall only be permitted as part of a mixed-use development as provided herein.</u>	<u>4-stories-Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.</u>
<u>Commercial Mid-Rise Intensity.</u>	<u>This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.</u>	<u>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</u>	<u>6-stories-Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</u>

Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

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		Residential use shall only be permitted as part of a mixed-use development as provided herein.	
<u>Commercial High-Rise Intensity.</u>	<u>This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.</u>	<u>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</u> <u>Residential use shall only be permitted as part of a mixed-use development as provided herein.</u>	<u>13-stories Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</u>

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Classification	Description	Density / Intensity	Height
<u>Industrial.</u>	<u>This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and all uses allowed in the Commercial land use categories.</u>	<u>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives.</u> <u>Residential use shall only be permitted as part of a mixed-use development as provided herein.</u>	<u>6-stories Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</u>

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:

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Classification	Description
<u>MXD, Mixed-Use or MXOD³, Mixed-Use Overlay Districts</u>	<u>Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.</u> <u>The general intent of the MXD³ is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</u> <ul style="list-style-type: none"> <u>Residential;</u> <u>Retail/Commercial;</u>

	all uses allowed in the Commercial land use categories.		
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Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Classification	Description															
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions. The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following: <ul style="list-style-type: none"> Residential; Retail/Commercial; Office; Industrial; and Public Open Spaces. <p>No single use may comprise of more than eighty-five (85%) of the MXD³ floor area ratio.</p> <p>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.</p> <table border="1"> <thead> <tr> <th>Type of Use</th> <th>Minimum % of FAR</th> <th>Maximum % of FAR</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Retail/Commercial</td> <td>8%</td> <td>40%</td> </tr> <tr> <td>Office</td> <td>0%</td> <td>85%</td> </tr> <tr> <td>Industrial</td> <td>0%</td> <td>5%</td> </tr> </tbody> </table> <p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.</p>	Type of Use	Minimum % of FAR	Maximum % of FAR	Residential	0%	85%	Retail/Commercial	8%	40%	Office	0%	85%	Industrial	0%	5%
Type of Use	Minimum % of FAR	Maximum % of FAR														
Residential	0%	85%														
Retail/Commercial	8%	40%														
Office	0%	85%														
Industrial	0%	5%														
MXOD, Mixed-Use Overlay Districts.	An MXOD may be permitted as an overlay in the Commercial and Industrial land use categories. Properties within the MXOD have the option of developing their property in accordance with the underlying land use. Assigned MXOD within the City are as follows:															

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- Office;
- Industrial; and
- Public Open Spaces.

An MXD3 may be permitted in the Commercial and Industrial land use categories.

Properties within 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.

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.

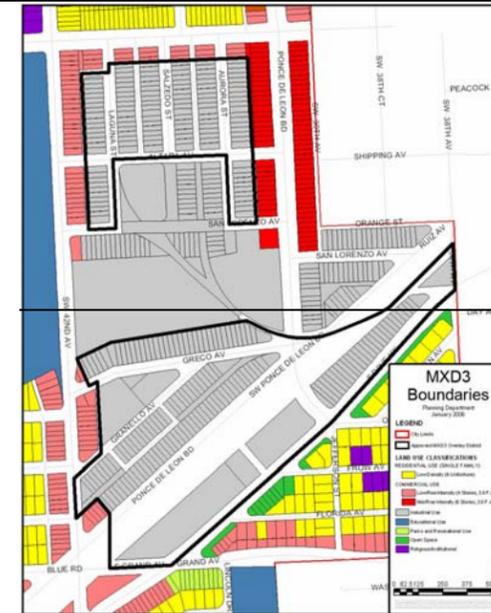
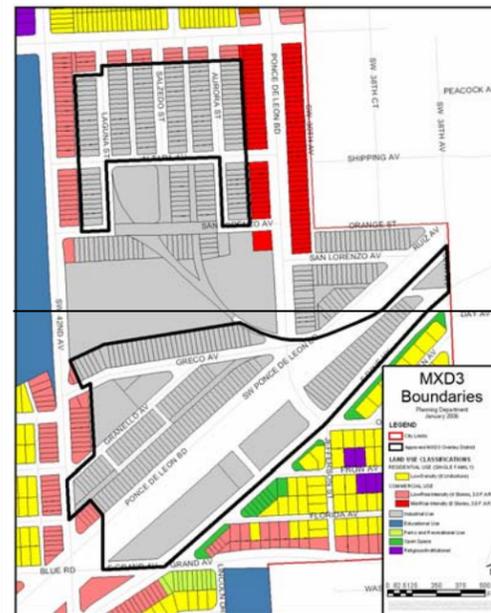
Type of Use	Minimum % of FAR	Maximum % of FAR
Residential	0%	85%
Retail/Commercial	8%	40%
Office	0%	85%
Industrial	0%	5%

Additional MXD3 or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.

MXOD3, Mixed-Use Overlay Districts3.

An MXOD may be permitted as an overlay in the Commercial and Industrial land use categories.

Properties within the MXOD have the option of developing their property in accordance with the underlying land use. Assigned MXOD within the City are as follows:



Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.

Classification	Description	Density / Intensity	Height
University.	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 0.5 for the entire campus as a planned development site.	Per the Zoning Code.
Education.	Primary and secondary schools, both public and private.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Parks and Recreation.	Public/private land areas and buildings for recreation, both active and passive, including golf, tennis, and similar sporting and leisure activities.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Open Space.	Open space areas including right-of-way plazas and entranceways.	Maximum F.A.R. of 0.	N/A
Conservation	Environmentally sensitive	Maximum F.A.R. of 0, except	N/A

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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 FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.

Classification	Description	Density / Intensity	Height
<u>University.</u>	<u>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.</u>	<u>Maximum F.A.R. of 0.5 for the entire campus as a planned development site.</u>	<u>Per the Zoning Code.</u>
<u>Education.</u>	<u>Primary and secondary schools, both public and private.</u>	<u>Maximum F.A.R. of 2.0.</u>	<u>Per the Zoning Code.</u>
<u>Parks and Recreation.</u>	<u>Public/private land areas and buildings for recreation, both active and passive, including golf, tennis, and similar sporting and leisure activities.</u>	<u>Maximum F.A.R. of 2.0.</u>	<u>Per the Zoning Code.</u>
<u>Open Space.</u>	<u>Open space areas including right-of-way plazas and entranceways.</u>	<u>Maximum F.A.R. of 0.</u>	<u>N/A</u>
<u>Conservation Area.</u>	<u>Environmentally sensitive areas such as marshes, swamps, mangroves, and natural wildlife habitats. Designated limited support facility 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.</u>	<u>Maximum F.A.R. of 0, except for designated areas specified for limited support facility development.</u>	<u>N/A</u>
<u>Public Buildings and Grounds.</u>	<u>Buildings and adjacent land areas used for local, state, or federal government purposes, and for public and semi-public services, including utilities.</u>	<u>Maximum F.A.R. of 2.0.</u>	<u>Per the Zoning Code.</u>
<u>Hospital.</u>	<u>Buildings and land areas used for medical and health</u>	<u>Maximum F.A.R. of 2.0.</u>	<u>Per the Zoning Code.</u>

Area.	areas such as marshes, swamps, mangroves, and natural wildlife habitats. Designated limited support facility 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.	for designated areas specified for limited support facility development.	
Public Buildings and 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.	Per the Zoning Code.
Hospital.	Buildings and land areas used for medical and health related services.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Religious / Institutional.	Churches, temples, synagogues, houses of worship, fraternal organizations, and related accessory uses such as educational and child care services and private clubs, country clubs and associated uses.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Community Services and Facilities	Buildings and adjacent land areas that serve a public and/or community function, including local, state, and federal government facilities; public and private schools and educational facilities (excluding University); medical and health facilities; and religious institutions.	Maximum F.A.R. of 2.0.	Per the Zoning Code.
Historic Properties.	Buildings, sites, and districts determined to be historically, architecturally, or archeologically significant by National Register listing or local landmark designation. Provides an overlay classification which supplements the underlying	Per underlying land use and Zoning Code provisions.	Per underlying land use and Zoning Code provisions.

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<u>Religious / Institutional.</u>	<u>related services. Churches, temples, synagogues, houses of worship, fraternal organizations, and related accessory uses such as educational and child care services and private clubs, country clubs and associated uses.</u>	<u>Maximum F.A.R. of 2.0.</u>	<u>Per the Zoning Code.</u>
<u>Community Services and Facilities</u>	<u>Buildings and adjacent land areas that serve a public and/or community function, including local, state, and federal government facilities; public and private schools and educational facilities (excluding University); medical and health facilities; and religious institutions.</u>	<u>Maximum F.A.R. of 2.0.</u>	<u>Per the Zoning Code.</u>
<u>Historic Properties.</u>	<u>Buildings, sites, and districts determined to be historically, architecturally, or archeologically significant by National Register listing or local landmark designation. Provides an overlay classification which supplements the underlying land use classification. The location of HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined by the City.</u>	<u>Per underlying land use and Zoning Code provisions.</u>	<u>Per underlying land use and Zoning Code provisions.</u>

land use classification. The location of HP classified properties may be depicted on the Future Land Use Map series or on the Historic Preservation Map series as determined by the City.			
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Policy FLU-1.1.7. A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit.

Policy FLU-1.1.8. 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.

Policy FLU-1.1.9. From 2004-2007, the City completed a comprehensive rewrite of its land development or Zoning Code regulations, the City shall annually review its land development/Zoning Code and make necessary changes 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.

Policy FLU-1.1.10. The City of Coral Gables shall prepare an Evaluation and Appraisal Report (EAR) for submittal to DCA as required by Chapter 163, F.S. as amended and Rule 9J-5, FAC as amended and pursuant to the schedule in 9J-33, FAC as amended.

Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

Policy FLU-1.2.1. The City's Zoning Code and City Code allows potential problems to be cited and requires property owners of cited property to take remedial action.

Objective FLU-1.3. By the year 2015 the City shall endeavor to reduce the number of inconsistencies between the Future Land Use Map and the actual land uses from 40 to 20.

Policy FLU-1.3.1. Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall as a part of the City's development review process be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based conformance with the goals, objective and polices of the City's Comprehensive Plan and Zoning Code regulations.

Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection 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. The City will continue to enforce the adopted restrictive design

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Policy FLU-1.1.8. ~~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.

Policy FLU-1.1.9. From 2004-2007, the City completed a comprehensive rewrite of its land development or Zoning Code regulations, the City shall annually review its land development/Zoning Code and make necessary changes in

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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.

Policy FLU-1.1.10. ~~1-1.1.6: SCHEDULE FOR EVALUATION AND APPRAISAL REPORTS. After January 1, 1997, the~~ The City of Coral Gables shall prepare an Evaluation and Appraisal Report (EAR) for submittal to DCA as required by Chapter 163, F.S. and Rule 9J-5, FAC as amended and pursuant to the schedule in 9J-33, FAC as amended.

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

Policy FLU-1.2.1. ~~1-1.2.1: MONITOR BLIGHT AND ESTABLISH PROCEDURES FOR CORRECTIVE ACTION.~~ The City's adopted anti-blight ordinance Zoning Code and City Code 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:

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

Objective FLU-1.3. ~~1-1.3: ACHIEVING COMPLIANCE WITH FUTURE LAND USE MAP AND PLAN.~~ By the year 2010 2015 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~~ 40 to 20. ~~(3243)~~

Policy FLU-1.3.1. Private properties desiring to develop or seek City development order reviews which have inconsistent land use and zoning classifications shall as a part of the City's development review process be required to undergo applicable City review for a change in land use and/or zoning to provide for consistent land and zoning designations. The determination as to the proper assignment of land use and/or zoning to correct the inconsistency shall be based conformance with the goals, objective and polices of the City's Comprehensive Plan and Zoning Code regulations.

Policy FLU-1.3.2. ~~1-1.3.1: AVOID ENCRROACHMENT INTO RESIDENTIAL NEIGHBORHOODS BY INCOMPATIBLE USES.~~ All development applications in R residential neighborhoods should shall continue to be reviewed by applicable boards and committees to ensure the protected from intrusion by incompatible uses that would disrupt or degrade the heath, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.

standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.

Policy FLU-1.3.3. Non-residential uses designated in the Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.

Objective FLU-1.4. Provide for protection from development and/or redevelopment and continued maintenance of natural and historic resources.

Policy FLU-1.4.1. Include balanced consideration for protection of natural and historic resources in the consideration of granting all development orders. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development.

Objective FLU-1.5. 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 FLU-1.5.1. 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 FLU-1.5.2. 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 31st of each year in order to maintain an up-to-date density average against which proposed projects may be tested.

Objective FLU-1.6. Coordinate the City's actions with appropriate resource planning and management plans prepared pursuant to Chapter 380, F.S., as amended.

Policy FLU-1.6.1. 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, F.S. as amended. The City will continue to monitor all other local governments' activities when notice is provided. The City will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The City will continue to work closely with the South Florida Regional Planning Council, Miami-Dade County School Board and the state Department of Community Affairs on regional issues. The City will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness.

Policy FLU-1.6.2. Continue to 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 continue to ensure the protection of local self determination in matters which are not demonstrated to be of actual regional significance.

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including 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.

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Future Land Use Element

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~~Policy FLU-1.3.3. 1-1.3.2: APPLICATION OF BUFFERING TECHNIQUES. Non-residential Uses designated in the Pplan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.~~

~~Policy FLU-1.3.4. 1-1.3.3: LIMITATIONS OF 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 FLU-1.4. 1-1.4: NATURAL AND HISTORIC RESOURCES. Provide for protection from development and/or redevelopment and continued maintenance 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 PLAIN 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 FLU-1.4.1. 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. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development.~~

~~Policy FLU-1.4.2. 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 FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse for of historic resources shall be established.~~

~~Policy FLU-1.4.4. The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities. The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly.~~

~~Objective FLU-1.5. 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 FLU-1.5.1. 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)~~

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

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

Objective FLU-1.8. Continue to 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:

Policy FLU-1.8.1. The City shall continue to improve its currently enacted impact fee system in conjunction with the City's Concurrency Management System.

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provide a continuing process to respond to community needs.

Policy FLU-1.9.1. Encourage balanced mixed use developments in the downtown area, which is defined as the central business district, which promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality. The mixed use provisions shall be used to promote development in the downtown central business district and other areas where applicable.

Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

Policy FLU-1.9.3. The City in conjunction with business and property owners shall implement the Miracle Mile Improvement Plan which provides the following:

- Create a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement;
- Reduce speed limits along Miracle Mile;
- Encourage a mix of uses with unique shopping and cultural opportunities;
- Encourage shopping for neighborhood residents; and
- Improve parking.

Objective FLU-1.10. By the date required by Section 163.3202, F.S., as amended, the City shall make provisions which ensure that future land use and development in the City is consistent with the Comprehensive Plan.

Policy FLU-1.10.1. 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.,

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dwelling units per gross acre averaged throughout the coastal area East of Old Cutler Road. **Upon further review, it was determined that his policy will remain.**

Policy FLU-1.5.2. ~~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 31st of each year in order to maintain an up-to-date density average against which proposed projects may be tested. (3243)

Objective FLU-1.6. ~~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, as amended 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 FLU-1.6.1. ~~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, F.S. as amended. The City will continue to monitor all other local governments' activities when notice is provided. The City will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The City will continue to work closely with the South Florida Regional Planning Council, Miami-Dade County School Board and the state Department of Community Affairs on regional issues. The City will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness.

Policy FLU-1.6.2. ~~1-1.6.2: GRANTSMANSHIP AND SELF-DETERMINATION.~~ Continue to 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 continue to ensure the protection of local self determination in matters which are not demonstrated to be of actual regional significance.

Objective FLU-1.7. ~~1-1.7: DISCOURAGE URBAN SPRAWL.~~ When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by amending the land development regulations to include including 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) **Upon further review, it was determined that his policy will remain.**

Policy FLU-1.7.1. ~~1-1.7.1: DEVELOPMENT OF EMPLOYMENT CENTERS.~~ Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami 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

as amended.

Policy FLU-1.10.2. The City shall continue to 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 FLU-1.11. Maintain a pattern of overall low density residential use with limited medium, and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.

Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.

Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintain the high aesthetic community design standards.

Policy FLU-1.12.1. Maintain and enforce effective development and maintenance regulations.

Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which create preserve and maintain scenic vistas in keeping with the classic tradition as embodied in the original city plan.

Objective FLU-1.14. The City shall enforce the recently adopted adopt Zoning Code which preserve and improve the character of neighborhoods.

Policy FLU-1.14.1. The City shall enforce the recently adopted Zoning Code 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.

Objective FLU-1.15. The City 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 enforce the recently adopted land development regulations.

Objective FLU-1.16. The City 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. The City's annexation program will have the objective of improving, planning and management of unincorporated areas that are adjacent to the City boundaries.

Policy FLU-1.16.1. The City will continues to work closely with Miami-Dade County on all annexation issues and opportunities for various properties/geographic areas which includes the review and evaluation of the following:

- Existing projects and applicable future projects or developments.
- Continuation of previous granted development review parameters and conditions.
- Compatibility and architectural similarities.
- 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:

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~~the plan.~~

Policy FLU-1.7.2. 1-1.7.4: INCENTIVES FOR INFILL AND REDEVELOPMENT. ~~The City of Coral Gables by December 31, 1998 shall continue to enforce the Mediterranean architectural provisions develop a strategy for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:~~

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

~~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 FLU-1.8. 1-1.8: ADEQUATE INFRASTRUCTURE FOR NEW DEVELOPMENT. ~~Continue to 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 FLU-1.8.1. 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. The City shall continue to improve its currently enacted impact fee system in conjunction with the City's Concurrency Management System.~~

Objective FLU-1.9. 1-1.9: INNOVATIVE DEVELOPMENT REGULATIONS. ~~Encourage sound innovation in the development standards of the City's Zoning Code 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 FLU-1.9.1. 1-1.9.1: MIXED USE DOWNTOWN DEVELOPMENT. ~~Encourage balanced mixed use developments in the downtown area, which is defined as the central business district, which promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality. The mixed use provisions shall be used to promote development in the downtown central business district and other areas where applicable.~~

Policy FLU-1.9.2. 1-1.9.2: PRINCIPLES FOR DOWNTOWN PLANNING. ~~Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.~~

Policy FLU-1.9.3. 1-1.9.3: DOWNTOWN DEVELOPMENT. ~~By December 1998, the The City in conjunction with business and property owners shall develop a continue to utilize the Downtown Improvement Plan based upon~~

- Police, emergency and fire services.
- Traffic circulation linkages and issues of mutual City/County concern.
- Water and wastewater service systems, including intergovernmental coordination issues.
- Waste collection.
- Utilities
- Franchise and utility fee dispersion.
- Drainage and natural water basins.
- Natural features restricting development.
- Building Code and Code of Ordinances, with specific emphasis on Code compliance and potential differences in the rules between the local governments.

Objective FLU-1.17. The City acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools.

Policy FLU-1.17.1. Identify and designate existing school sites as "Educational Use" on the City's Future Land Use Map.

Policy FLU-1.17.2. Maintain City population data on the City website to assist the projection of future population growth and community characteristics

Objective FLU-1.18. 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:

Policy FLU-1.18.1. 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.

Goal FLU-2. Pursuant to Rule 9J-5.005(4), F.S. as amended, the City hereby adopts the following planning periods: from 2007 to 2014; and 2015 to 2020.

Objective FLU-2.1.

The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City's comprehensive plan, and are consistent and compatible with County, State, and Federal plans and regulations.

Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.

Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.

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~~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 FLU-1.9.3. 1-1.9.4: MIRACLE MILE REDEVELOPMENT.** By December 1998, the The City in conjunction with business and property owners shall have developed a redevelopment plan for implement the Miracle Mile area Improvement Plan which provides the following: considers at a minimum the following issues: (3243)~~

- ~~• Whether to eCreate a more pedestrian friendly environment by widening sidewalks and narrowing roadway pavement;~~
- ~~• Whether to rReduce 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 FLU-1.10. 1-1.10: ENSURE FUTURE DEVELOPMENT CONSISTENT WITH PLAN.** By the date required by Section 163.3202, F.S., as amended, the City shall make provisions which ensure that future land use and development in the City is consistent with the Comprehensive Plan.~~

~~**Policy FLU-1.10.1. 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., as amended.~~

~~**Policy FLU-1.10.2. 1-1.10.2: CONTINUE TO MAINTAIN REGULATORY FRAMEWORK CONSISTENT WITH PLAN.** The City shall continue to 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 FLU-1.11. 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 appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods. ~~This Objective shall be achieved through the implementation of the following policies: (3243)~~~~

~~**Policy FLU-1.11.1. 1-1.11.1: MAINTENANCE AND ENFORCEMENT ACTIONS.** Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.~~

~~**Objective FLU-1.12. 1-1.12: COMMUNITY DESIGN STANDARDS.** By January 2001, ~~the~~ The City shall ~~adopt~~ enforce the recently adopted land development regulations Zoning Code which maintain the high aesthetic community design standards. (3243)~~

Policy FLU-3.1.1. The Planning Department shall when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to insuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.2. The Planning Department during its review of changes in land use and changes in zoning of properties adjoining single family neighborhoods shall continue its current efforts as provided for in the City's Zoning Code to notify residents, property owners, neighborhood associations, organized neighborhood groups and interested parties of upcoming applications and the opportunity to provide input.

Policy FLU-3.2.1. Entities requesting changes in land use and zoning for property that adjoins a single-family residential district or neighborhood shall provide ample opportunities for input into the land use process which may include one or more of the following: additional public notice via regular mail, electronic mail, establishment of website, etc; completion of neighborhood meetings; establishment of point of contact.

Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity for to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.

Objective FLU-3.3. The City shall encourage organized neighborhood groups, business and neighborhood associations to develop and adopt visioning and district plans and objectives that are consistent with and further the goals, objectives and policies of the Comprehensive Plan as stated herein.

Policy FLU-3.3.1. The Planning Department shall keep on file contact information and visioning and district plans and objectives provided by organized neighborhood groups, business and neighborhood associations, which shall be made available to the public and applicants of development proposals that adjoin single family neighborhoods.

Policy FLU-3.3.2. As can practically be accommodated in conformance with the City's land development regulations, the City will assist neighborhood groups, business and neighborhood associations who have developed neighborhood plans in minimizing potential impacts between non-residential and residential land uses, with the intent of insuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.4. When the need arises to provide a collaborative process, consensus building and/or mediation for City identified issues, development projects, etc., the City shall initiate processes to build and facilitate partnerships with institutions, private practitioners, stakeholders, property owners, neighborhoods and organizations to fulfill the City's obligation for secure community involvement. This could include use of internal City resources or outside facilitators such as the South Florida Regional Planning Council, Institute for Community Collaboration.

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~~Policy FLU-1.12.1. 1-1.12.1: MAINTENANCE AND ENFORCEMENT ACTIONS.~~ Maintain and enforce effective development and maintenance regulations.

~~Objective FLU-1.13. 1-1.13: SCENIC VISTAS.~~ By January 2001, the The City shall ~~adopt~~ enforce the recently adopted land development regulations Zoning Code 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 FLU-1.14. 1-1.14: NEIGHBORHOOD CHARACTER.~~ By January 2001, the The City shall ~~adopt~~ enforce the recently adopted 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 FLU-1.14.1. 1-1.14.2: NEIGHBORHOOD PRESERVATION AND IMPROVEMENT.~~ By January 2001, the The City shall ~~adopt~~ enforce the recently adopted land development regulations Zoning Code 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 FLU-1.15. 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~~ enforce the recently adopted land development regulations.

~~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 FLU-1.16. 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) The City's annexation program will have the objective of improving, planning and management of unincorporated areas that are adjacent to the City boundaries.

~~Policy FLU-1.16.1. 1-1.16.1: PARAMETERS OF THE ANNEXATION STUDY.~~ The City Coral Gables will continue to work closely with Miami-Dade County on all annexation issues and opportunities for various properties/geographic areas which includes the review and evaluation of the following: study shall: (3243)

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- ~~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 projects.~~
- Existing projects and applicable future projects or developments.
- Continuation of previous granted development review parameters and conditions.
- Compatibility and architectural similarities.
 - 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:
 - Police, emergency and fire services.
 - Traffic circulation linkages and issues of mutual City/County concern.
 - Water and wastewater service systems, including intergovernmental coordination issues.
 - Waste collection.
 - Utilities
- Franchise and utility fee dispersion.
- Drainage and natural water basins.
- Natural features restricting development.
- ~~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.~~
- Evaluate the unincorporated areas for compliance with the City's Building Code and Code of Ordinances, with specific emphasis on Code compliance and potential differences in the rules between the local governments.
- ~~Analyze infrastructure issues, including improvement needs based on development forecasts.~~
- ~~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.~~
- ~~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 ~~FLU-1.17. 1-1.17:~~ SCHOOL SITING. The City of Coral Gables acknowledges the need to locate schools proximate to urban residential areas and, where possible, collocate public facilities, such as parks, libraries and community centers with schools (~~Ord. 3437~~).

Policy ~~FLU-1.17.1. 1-1.17.1:~~ LAND USE. Identify and designate existing school sites as "Educational Use" on the City's Future Land Use Map (~~Ord. 3437~~).

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

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

Policy ~~FLU-1.17.2. 1-1.17.4~~ STUDENT POPULATION. Maintain City population data on the City website to assist the projection of future population growth and community characteristics (~~Ord. 3437~~).

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Objective ~~FLU-1.18. 1-1.18. 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:

Goal 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.

Objective 1-2.1. ~~R -- RESIDENTIAL USE (SINGLE-FAMILY)~~

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

Policy 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.

Objective 1-2.2. ~~RM -- RESIDENTIAL USE (MULTI-FAMILY)~~

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

Policy 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)**

Policy 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)**

Policy 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)**

Objective 1-2.3. ~~C -- COMMERCIAL USE~~

Policy 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

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governed by the maximum allowable F.A.R. and may constitute up to seventy-five (75%) of any development. (3333 & 3391)

~~Policy 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) stories 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)~~

~~Policy 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)~~

~~Objective 1-2.4.1 – 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)~~

~~Policy 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)~~

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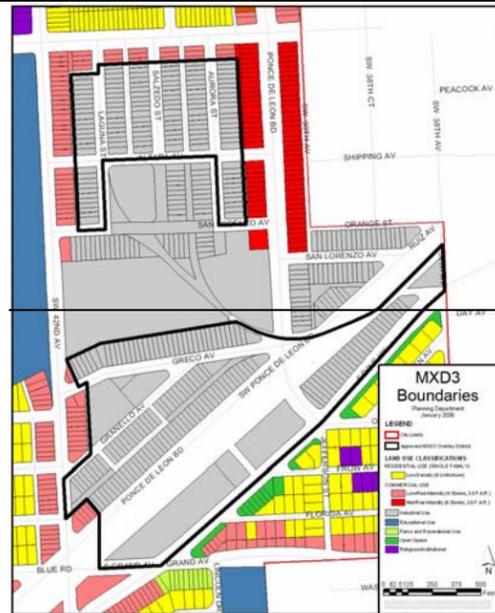


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~~Objective 1-2.5. U -- UNIVERSITY USE: This category shall include buildings and land use area used for learning research, and living as part of a university campus. It may also include limited commercial activities oriented to university housing. Maximum F.A.R. of .5 for the entire campus as a planned development site.~~

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

~~Objective 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.~~

~~Objective 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.~~

~~Objective 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.~~

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

~~Objective 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.~~

~~Objective 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~~

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~~passive support activities such as nature trails and restroom facilities. Proposals for limited development shall be reviewed on an individual basis.~~

~~**Objective 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.~~

~~**Objective 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.~~

~~**Objective 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.~~

~~**Objective 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)~~

~~**Objective 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.~~

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~~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)~~

~~**Goal 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.~~

~~**Objective 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.~~

~~**Objective 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~~

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~~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.~~

Objective 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:

~~**Policy 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.~~

~~**Policy 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.~~

~~**Policy FLU-1.18.1. 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.~~

~~**Objective 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.~~

~~**Goal FLU-2. 1-4 PLANNING TIMEFRAMES.** Pursuant to Rule 9J-5.005(4), F.S., as amended, the City of Coral Gables hereby adopts the following planning periods: from ~~1997 to 2005; and 2006 to 2010~~ 2007 to 2014; and 2015 to 2020.~~

~~**Objective FLU-2.1.** The City shall develop, maintain, and implement land development regulations that serve to regulate the form, function, and interplay of land use, development, and associated activities, further the City's comprehensive plan, and are consistent and compatible with County, State, and Federal plans and regulations.~~

~~**Goal FLU-3.** The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.~~

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Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.

Policy FLU-3.1.1. The Planning Department shall when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive Plan. Specifically as it relates to insuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.2. The Planning Department during its review of changes in land use and changes in zoning of properties adjoining single family neighborhoods shall continue its current efforts as provided for in the City's Zoning Code to notify residents, property owners, neighborhood associations, organized neighborhood groups and interested parties of upcoming applications and the opportunity to provide input.

Policy FLU-3.2.1. Entities requesting changes in land use and zoning for property that adjoins a single-family residential district or neighborhood shall provide ample opportunities for input into the land use process which may include one or more of the following: additional public notice via regular mail, electronic mail, establishment of website, etc; completion of neighborhood meetings; establishment of point of contact.

Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity for to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.

Objective FLU-3.3. The City shall encourage organized neighborhood groups, business and neighborhood associations to develop and adopt visioning and district plans and objectives that are consistent with and further the goals, objectives and policies of the Comprehensive Plan as stated herein.

Policy FLU-3.3.1. The Planning Department shall keep on file contact information and visioning and district plans and objectives provided by organized neighborhood groups, business and neighborhood associations, which shall be made available to the public and applicants of development proposals that adjoin single family neighborhoods.

Policy FLU-3.3.2. As can practically be accommodated in conformance with the City's land development regulations, the City will assist neighborhood groups, business and neighborhood associations who have developed neighborhood plans in minimizing potential impacts between non-residential and residential land uses, with the intent of insuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.

Objective FLU-3.4. When the need arises to provide a collaborative process, consensus building and/or mediation for City identified issues, development projects, etc., the City shall initiate processes to build and facilitate partnerships with institutions, private practitioners, stakeholders, property owners, neighborhoods and organizations to fulfill the City's obligation for secure community involvement. This could include use of internal City resources or outside facilitators such as the South Florida Regional Planning Council, Institute for Community Collaboration.

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