

Preface - Comprehensive Plan

As one of this nation's first and premier planned communities, Coral Gables has benefited as being one of the first comprehensively planned communities. In 1930, the City established its first Zoning Code, Zoning Map and Land Use Map. The City's vision of the future established in the 1920's is one that has evolved over time with numerous updates which, in modern times, now serves as the State required future development plan known as the "Comprehensive Plan." The State has realized the wisdom of this comprehensive approach, and now requires that every county and community adopt a Comprehensive Plan and update the document regularly. Coral Gables, similar to many other main street and residential communities, has experienced a revival and regeneration from a "suburban" to an "urban" environment which offers both opportunities and challenges. The City has balanced the necessity to accommodate uses for commercial, retail, business and office use within its downtown in association with its adjoining and adjacent historic, low density residential character. Protection of residential neighborhoods, while promoting a vibrant pedestrian "live, work and play" downtown, associated parking challenges, regional traffic congestion, providing for adequate provisions for parks and open space, and protection of our cultural and historical assets/infrastructure needs are all real issues that face our City and will continue to face the City. These issues result as much from our past successes as from our current situation as a built-out community. The City's Comprehensive Plan is the document which memorializes the goals, objectives and policies by which future growth and development will be evaluated and issues addressed. This update of Comprehensive Plan is the recent culmination of the City's planning efforts. Recent activities providing for the formulation of this update consistent with the City's continued comprehensive planning process include the following: the completion of community-wide visioning process which resulted in the preparation of the Charrette Report (2002); revisions to the City's long standing single-family zoning regulations to provide for further protection of the City's historic neighborhoods (2006); completion of a Affordable Housing Study to identify and provide a basis for provisions providing for accessible/attainable housing (2006); comprehensive rewrite of the City's Zoning Code where the entire document was rewritten (2004 - 2007); completion of the review of the City's Comprehensive Plan as required State known as the Comprehensive Plan Evaluation and Appraisal Report, or EAR (2007). Future efforts to continue the planning process include completion future design Charrette and studies for specific geographic areas of the City.

This document exemplifies the City's continued efforts to protect, strengthen, and enhance the City of Coral Gables as a vibrant and desirable community with its established neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, recreation, open spaces, and natural resources.

