



Vision Statement: Provide principles that support the highest quality of life and promote sustainable coastal areas.

Goals, Objectives and Policies:

Goal CMT-1. Maintain, protect, and enhance the quality of life and appearance of Coral Gables’ Coastal Zone including the preservation of natural resources, restoration of valuable natural resources, and enhancement of the built environment.

Objective CMT-1.1. Preserve and restore existing natural systems resources including wetlands and mangrove systems within Matheson Hammock Park, Chapman Field Park, R. Hardy Matheson Preserve, and the Cocoplum mangrove preserve, as well as those portions of Biscayne Bay that lie within the City's boundaries.

Policy CMT-1.1.1. The City will adhere to Miami-Dade County Regulatory and Economic Resources Department – Division of Environmental Resources Management (RER-DERM) standards and require RER-DERM approvals in its permitting procedures to ensure that facilities in the Coastal Zone as defined in Chapter 380.205(2) F.S. and near major canals do not pose a significant threat to water quality or diminish the quality or extent of the natural environment.

Policy CMT-1.1.2. Identify and reduce point and non-point sources of pollution into Biscayne Bay and its adjacent tributaries within the City through coordination with Miami-Dade County RER-DERM, the South Florida Water Management District, the U.S. Army Corps of Engineers, and any other appropriate state and federal agencies and entities, in order to reduce pollution, improve water quality in Biscayne Bay and waterways within the City limits and jurisdiction, into Biscayne Bay.

Policy CMT-1.1.3. Marinas and docks are required to meet marina and docking facility siting requirements to be consistent with the Miami-Dade County Manatee Protection Plan and to comply with city development standards, as well as receive appropriate county, state, and federal approvals in the land development regulations.

Policy CMT-1.1.4. Site development criteria will ensure that development or redevelopment within the Coastal Zone will not adversely affect or diminish the natural environment or lead to a net loss of public access to the City's natural resources.

Policy CMT-1.1.5. All City publicly owned property within the Coastal Zone that may be identified as areas of significant or unique natural or archeological resources will be designated as Environmental Preservation Districts, and the City will also consider steps to designate private properties within the Coastal Zone with significant or unique natural resources as Environmental Preservation Districts.

Policy CMT-1.1.6. City development standards will protect and restore the functional environmental value and aesthetic appearance of public access areas and preserves, and will prohibit uses and activities incompatible with the preservation of natural resources.

Policy CMT-1.1.7. Promote the restoration of mangrove and other valuable natural resources and native plant communities damaged by hurricanes or other events.

Policy CMT-1.1.8. Create procedures to clean any pollutants and foreign debris after any residential or commercial land is designated as preserved, as to maintain a healthy marine environment.





Objective CMT-1.2. Continue enforcement of the Florida Building Code, which establishes construction standards that minimize the immediate and long term impacts of buildings and structures on coastal areas, including the projected impacts of sea level rise.

Policy CMT-1.2.1. The City will increase inspection and code enforcement efforts for coastal area construction to ensure the proper standards are met.

Objective CMT-1.3. Support Board of Architects review process to maintain the aesthetic quality and compatibility of buildings and structures in coastal areas.

Policy CMT-1.3.1. Board of Architects will review all buildings and structures for compatibility with coastal management policies and aesthetic development standards.

Policy CMT-1.3.2. Develop informational materials to explain the city’s Coastal Management Policies and aesthetic standards.

Objective CMT-1.4. Ensure that land development regulations and policies for the Coastal Zone are consistent with the City’s ability to provide the capital facilities required to maintain adopted LOS standards and those needed to maintain or enhance the quality of life within the Coastal Zone of the city.

Policy CMT-1.4.1. Review zoning regulations for consistency with coastal management policies.

Policy CMT-1.4.2. The Coastal Zone of the City will adhere to the level of service standards as adopted.

Policy CMT-1.4.3. Rise in sea level projected by the scientific community, and studied by the Southeast Florida Regional Climate Change Compact, shall be taken into consideration in future decisions regarding the feasibility, design, location, and development of infrastructure and public facilities in the City.

Policy CMT-1.4.4. Incorporate best practices from the City’s “Legal Considerations Surrounding Adaptation to the Threat of Sea Level Rise” in development standards.

Goal CMT-2. Promote best practices and procedures to minimize peril of flood.

Objective CMT-2.1. Reduce natural hazard impacts through compliance with federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation, evaluation of the economic impact, or designation as preservation.

Policy CMT-2.1.1. Review the Land Development Code to update for requirements on flood elevations throughout the City of Coral Gables.

Policy CMT-2.1.2. Establish regulations to minimize the disturbance of natural shorelines that provide stabilization and protect landward areas from storm impacts.

Policy CMT-2.1.3. Participate in the Federal Emergency Management Agency’s Nation Flood Insurance Program.



Policy CMT-2.1.4. Maintain records consistent with the Federal Insurance Administration’s listing of community selection factors.

Policy CMT-2.1.5. Initiate steps to aid in post-disaster wetland recovery.

Goal CMT-3. Promote best practices for post-disaster redevelopment and hazard mitigation.

Objective CMT-3.1. Coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare within the City.

Policy CMT-3.1.1. Coordinate and ensure consistency with existing Miami-Dade County Conservation Plan and other resource protection plans through appropriate regulatory procedures.

Policy CMT-3.1.2. Participate in the preparation and adoption of a county-wide post disaster redevelopment plan that establishes an orderly process for reviewing the viability of private and public development proposals to restore the economic and social viability of the City in a timely fashion.

Policy CMT-3.1.3. During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing walls shall be evaluated for viability or required to rebuild landward of their present location or be structurally modified to meet current building codes.

Policy CMT-3.1.4. Temporary building moratoriums may be declared in the coastal areas as a result of storm damage.

Policy CMT-3.1.5. Coordinate with the State of Florida and Miami-Dade County and other public agencies and utilities to evaluate damaged infrastructure to be replaced, improved, or abandoned.

Goal CMT-4. Improve public awareness, appreciation, and use of Coral Gables’ coastal resources by preserving water-dependent and water-related uses, ensuring adequate public access to such uses, and minimizing user conflicts.

Objective CMT-4.1. Increase access to public lands on Biscayne Bay, the City’s shorelines, and waterways where impacts to coastal resources are avoided and minimized, including wetlands, living marine resources, wildlife habitat, and historic resources.

Policy CMT-4.1.1. Ensure that development regulations are not altered so as to prohibit water dependent facilities or uses such as swimming, boating, and fishing and will encourage and support such facilities and public uses.

Policy CMT-4.1.2. Incorporate provisions for public physical and/or visual access to the shoreline in its waterfront zoning regulations provided that they are consistent with Goal NAT-2 of the Natural Resources Element, and associated Objectives and Policies.

Policy CMT-4.1.3. Implement public waterways with pedestrian and bicycle facilities to provide access to and along the public shoreline.



Coastal Management

Policy CMT-4.1.4. Coordinate with the Miami-Dade County RER-DERM and the Manatee Protection Plan Committee regarding the protection of manatees and establishment of new wet and dry marine slips on or near the waterways.

Policy CMT-4.1.5. Adopt slow or idle speed zones in areas frequented by manatees and improve enforcement of speed zones.

Policy CMT-4.1.6. Evaluate all permit applications for all boating facilities located on city shorelines in the context of their cumulative impact on manatees and marine resources.

Objective CMT-4.2. The City shall strive to allow no net loss of acreage devoted to recreational and commercial working waterfront uses in the coastal area.

Policy CM-4.2.1. The comprehensive plan and land development regulations will encourage water-dependent uses along the shoreline.

Policy CM-4.2.2. Maintain the acreage, productivity, and viability of the shoreline and nearshore marine environments and preserves during future effects of sea level rise, storm surge, flooding, and redevelopment.