

CITY OF CORAL GABLES

--MEMORANDUM--



TO: Members of the City Commission, City Manager, Assistant City Manager, Deputy City Manager, and City Attorney

FROM: Commissioner Melissa Castro

DATE: June 13, 2025

SUBJECT: Resident Feedback on Development Density and Oversight

Purpose:

To document residents' concerns about the volume and pace of residential development in Coral Gables and urge the Commission to adopt a comprehensive approach to managing growth.

1. Total Residential Units in the Pipeline

As of the most recent data provided in the City's newsletter and confirmed by resident analysis:

- A total of **736 residential units** are either:
- **Under Review**
- **Approved**
- **Permitted**
- **Under Construction**

This includes developments of various scales across the city. While each project may appear manageable in isolation, the **collective impact** is substantial and must be considered holistically by city leadership.

2. Cumulative Impact & Resident Concerns

- **Traffic congestion, parking strain, and utility/infrastructure stress** are growing concerns tied to simultaneous development projects.
- Resident feedback emphasizes that the current development pipeline **threatens the architectural character** and **community feel** of Coral Gables.
- A more transparent and centralized accounting of how many units are being introduced and where is needed. Keeping in mind property rights.

3. Request for Policy Change in Oversight

- Include a **citywide development activity map** in every Planning & Zoning presentation going forward highlighting all projects in progress or pending.