Attachment D

South
Florida
Regional
Planning
Council

Sent Via Email

August 6, 2010

The Honorable Donald D. Slesnick, II
Mayor
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Dear Mayor Slesnick:

At its August 2, 2010 meeting, the South Florida Regional Planning Council Executive Committee considered proposed Local Government Comprehensive Plan amendment #10-1 for the City of Coral Gables. Council action, pursuant to Chapter 163, Part II Florida Statutes, found the amendment to be generally consistent with the *Strategic Regional Policy Plan for South Florida*. The Council, by the same motion, approved the transmittal of the enclosed agenda item to the Florida Department of Community Affairs.

Please call if you have any questions.

Sincerely,

Carolyn

Carolyn A. Dekle
Executive Director

CAD/tnb

Enclosure

cc: Eric Riel, Jr.

3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
Broward (954) 985-4416, State (800) 985-4416
FAX (954) 985-4417, email: sfadmin@sfrpc.com, website: www.sfrpc.com

South
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MEMORANDUM

AGENDA ITEM #4b

DATE: AUGUST 2, 2010

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF CORAL GABLES PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1

Community Profile

The City of Coral Gables is approximately 14 square miles in size. It is located in the southeast corner of Miami-Dade County immediately south and west of the City of Miami. The southern portion of the City is adjacent to Biscayne Bay. The Cities of West Miami, South Miami, Palmetto Bay and Pinecrest and a small portion of the unincorporated area abut the City's western boundary. Coral Gables was incorporated in 1925, and its estimated 2009 population is approximately 45,501 residents, with a density of 3,250 persons per square mile. The City is predominantly residential and development consists primarily of single-family homes. The City also serves as Latin American headquarters for numerous multinational firms, consulates, and trade offices. Coral Gables has actively pursued and engaged in the preservation of the City's historic resources since the adoption of its Historic Preservation Ordinance in 1973. The Historic Preservation Ordinance has helped place a number of the City's historical properties on the National Register of Historic Places. A general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Florida Statutes). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment #10-1 consists of three (3) changes to the City's Future Land Use Map (FLUM) and one (1) change to the City of Coral Gables Mobility Map, with related text changes to the Future Land Use and Mobility Elements (FLUE, MOBE). The amendments are related to the University of Miami (UM),

3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
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whose campus is generally bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Avenue, Pisano Avenue and Carillo Street.

Impact Analysis

Staff analysis confirms the City of Coral Gables proposed amendment package #10-1 is generally consistent with the *SRPP*.

The City of Coral Gables Commission unanimously approved (4-0) the proposed amendment on June 30, 2010.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan *(SRPP)*

Find City of Coral Gables proposed amendment package #10-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2009-2010

1. Local Government Name: Coral Gables

2. Amendment Number: 10-1

3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.

4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable: July 7, 2010.

5. Date Amendment Review must be Completed and Transmitted to DCA: July 30, 2010.

6. Date the Amendment Review will be transmitted to DCA: July 23, 2010. The Council will take final action, with a copy transmitted to DCA, on the amendment on August 2, 2010.

7. Description of the Amendment:

For purposes of the review, the amendment package has been divided into three (3) groups of amendments (I, II, and III).

I. University Campus and University Campus Multi-Use Area Designations (Text and Map)

Proposed amendments to the Future Land Use Element (FLUE) (Item A in Attachment 2) would change the title of the "University" future land use category to "University Campus" to better distinguish between on- and off-campus educational uses.

The amendment (Item F in Attachment 2) would also create a sub-category "University Campus Multi-Use Area" and designate an approximately 12.87-acre site along U.S. 1 to permit land uses that are associated, affiliated, or directly supportive of/with the University and its mission on the Future Land Use Map (FLUM). Such uses would include lodging, conference center, governmental/public sector, research, office, and medical/healthcare uses. The "University Campus Multi-Use Area" designation would clarify the permitted uses and limit these types of uses only suitable to that specific area of campus due to its easy access from/to U.S. 1 and its proximity to the University Metrorail Station.

Retail uses ancillary to or which serve the other use(s) permitted in the "University Campus" and "University Campus Multi-Use Area" may be integrated in an amount not to exceed fifteen percent (15%) of the total floor area. The Floor Area Ratio (FAR) for both land uses would be increased from 0.5 to 0.7 to reflect the approved campus development program of 6.8 million square feet. The proposed changes are a result of a correction to the allowable development calculation based on the actual acreage owned by the University, excluding streets, waterways, fraternities and religious houses, and the West Lab School. Staff analysis confirms this amendment does not add any additional square footage to what has been previously approved.

II. Commercial Use, Low Rise Intensity to University Campus Designation (Map)

The proposed amendment (Item C in Attachment 3) would change the land use designation of an approximately 0.71-acre University-owned property contiguous to the UM Campus from "Commercial Use, Low-Rise Intensity" to "University Campus" on the FLUM. The parcels are already developed with a total of 25,379 square feet of floor area and currently used as miscellaneous university support. The change would allow the property to be included in the UM Campus Area Development District (UMCAD).

III. Gables Redevelopment and Infill District (GRID) Expansion (Text and Map)

Proposed amendments to the Mobility Element and the Mobility Map (Attachment 4) would incorporate the UM campus and several contiguous properties outside the campus into the Gables Redevelopment and Infill District (GRID), also known as a Transportation Concurrency Exemption Area (TCEA). The GRID, or TCEA, is an urban area delineated by a local government where infill and redevelopment can occur and exempted from existing transportation concurrency requirements, providing that alternative modes of transportation, land use mixes, urban design, connectivity, and funding are addressed.

The GRID was created by the City in 1995 pursuant to the Urban Infill criteria in Section 163.3180(5)(b)7 of the Florida Statutes to include commercial properties in the northern Ponce De Leon area, the Central Business District (CBD) and both sides of Ponce De Leon Blvd., north of U.S. 1 and the south side of Ponce De Leon Blvd along U.S. 1. The amendment would expand the GRID area north of U.S. 1 to include the University of Miami Campus. Staff analysis confirms the proposed amendment would not authorize additional development.

Council staff recognizes and commends the University's current success in encouraging transit usage and alternative modes of transportation to single vehicle usage among its student population. The campus is served by Metrobus and the Metrorail elevated transit system that seeks to alleviate traffic on U.S. 1, which is over capacity. The campus is pedestrian and bicycle accessible. UM restricts freshmen residents from having vehicles on campus, and all residential students are prohibited from parking outside of their residential areas between 8 a.m. and 4 p.m. An on-site Zip Car (car sharing) program and extensive shuttle bus service that stops at the Metrorail station further discourages the University community from using personal cars. The University is in the process of developing a Mobility Plan, which is expected to further reduce single automobile trips on campus.

8. Is the Amendment consistent with the Strategic Regional Policy Plan (*SRPP*)?

   Staff analysis confirms the City of Coral Gables proposed amendment package #10-1 is generally consistent with the *SRPP*.

9. Applicable Strategic Regional Policy Plan Goals and Objectives: *Not Applicable.*

10. The effects on the Proposed Amendment on Regional Resources or Facilities Identified in the Strategic Regional Policy Plan: *Not Applicable.*

11. Extra-Jurisdictional Impacts that would be Inconsistent with the Comprehensive Plan of the Affected Local Government: *Not Applicable.*

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable.*

13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable.*

14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable.*

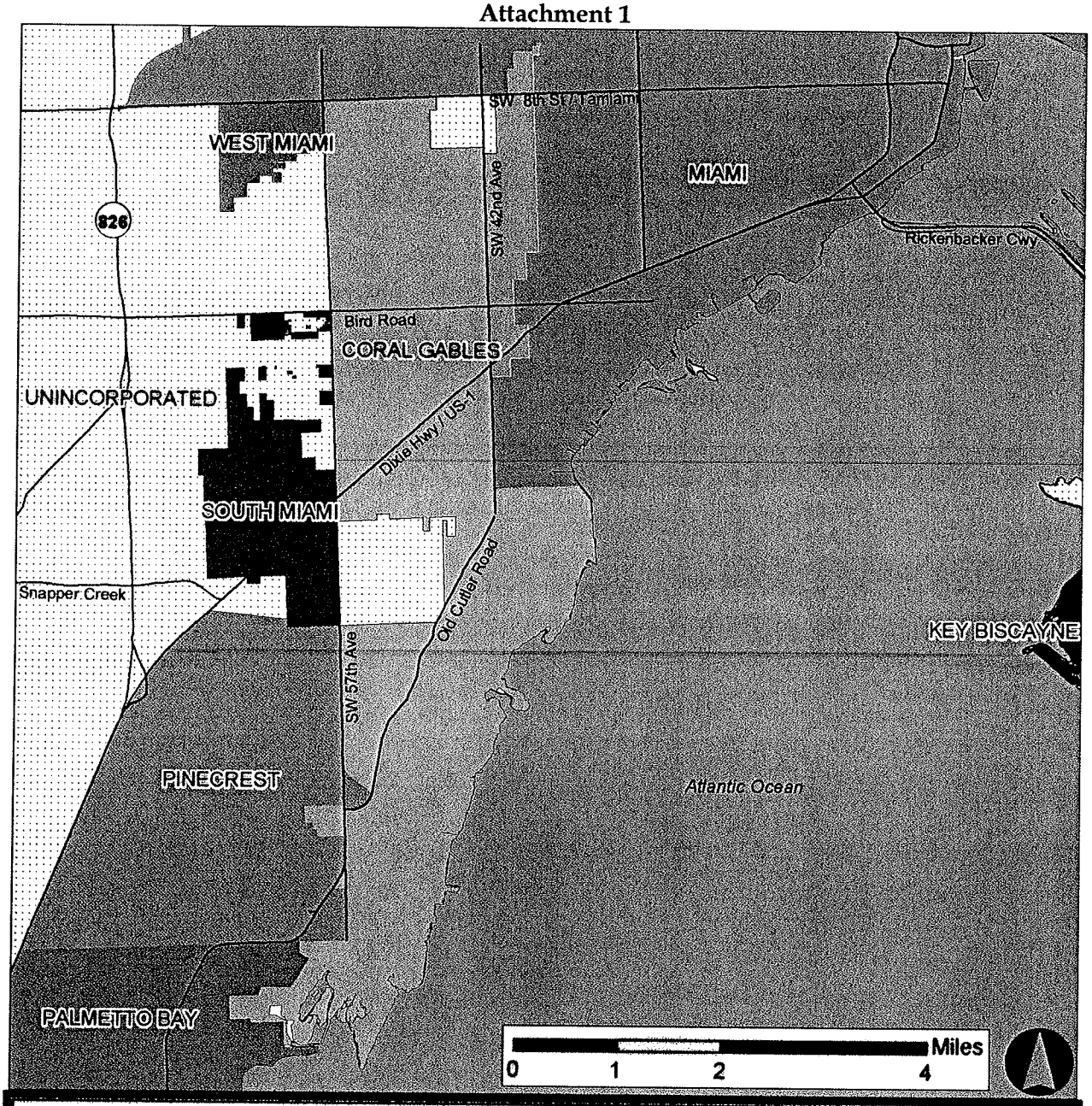
15. Protection of natural resources of regional significance identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable.*

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable.*

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable.*

18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable.*

Attachment 1



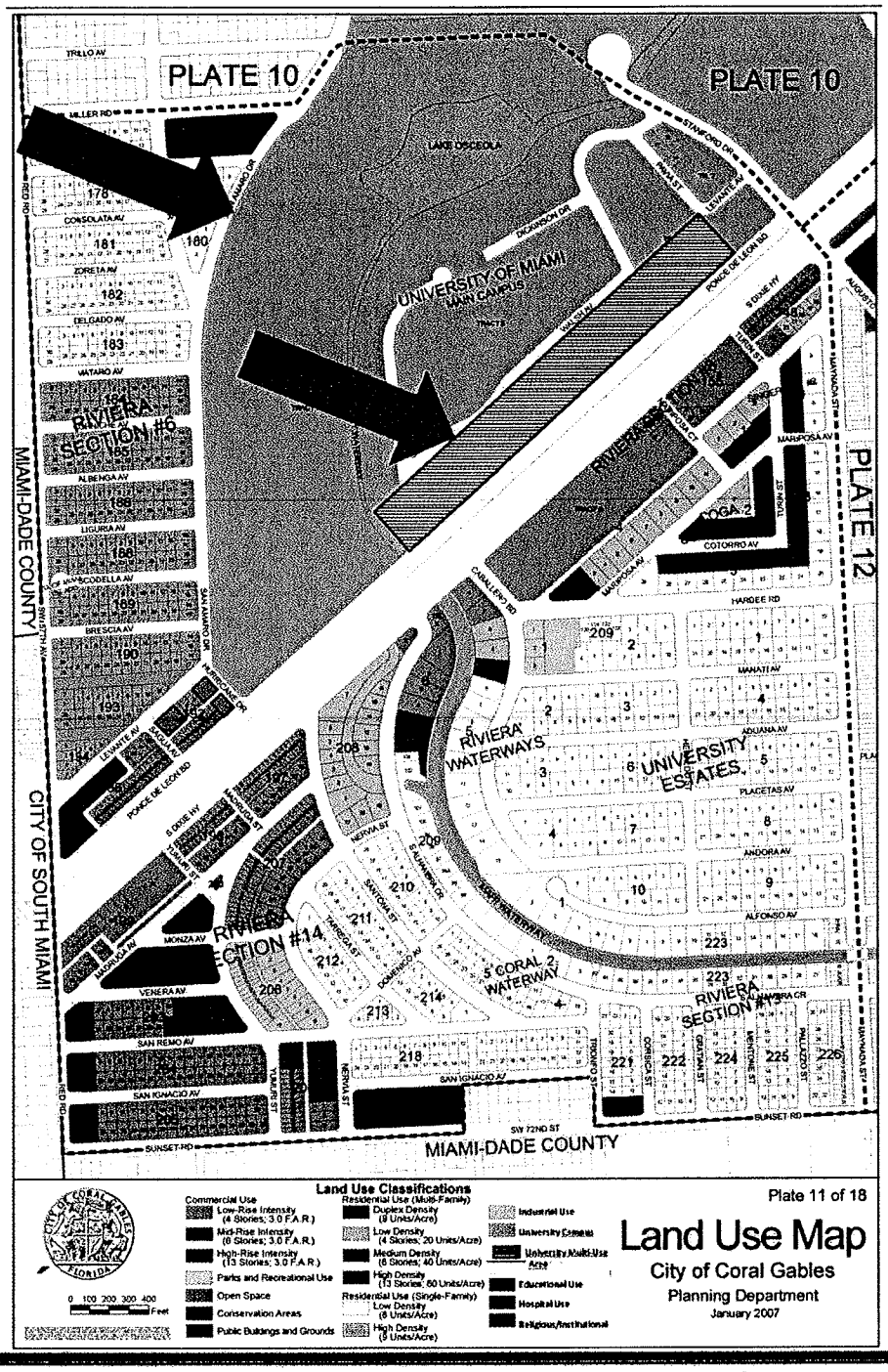
COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Coral Gables
Proposed Amendment #10-1

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

Attachment 2



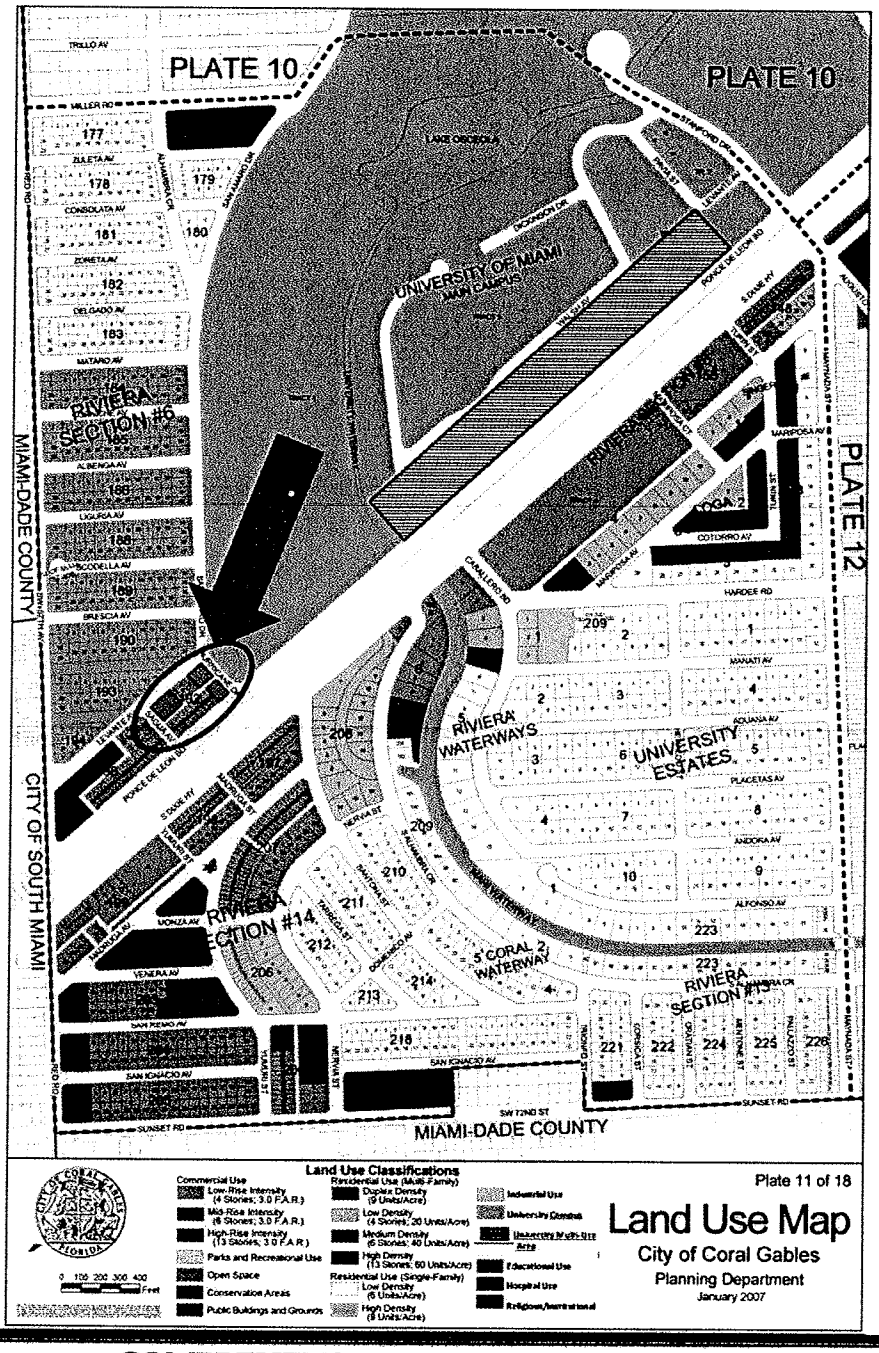
COMPREHENSIVE PLAN AMENDMENTS

City of Coral Gables
Proposed Amendment #10-1
University of Miami (Item A and F)

From: University
To: University Campus and University Campus Multi-Use Area (12.87 acres)

Sources: City of Coral Gables Planning Department
Note: For planning purposes only. All distances are approximate.

Attachment 3



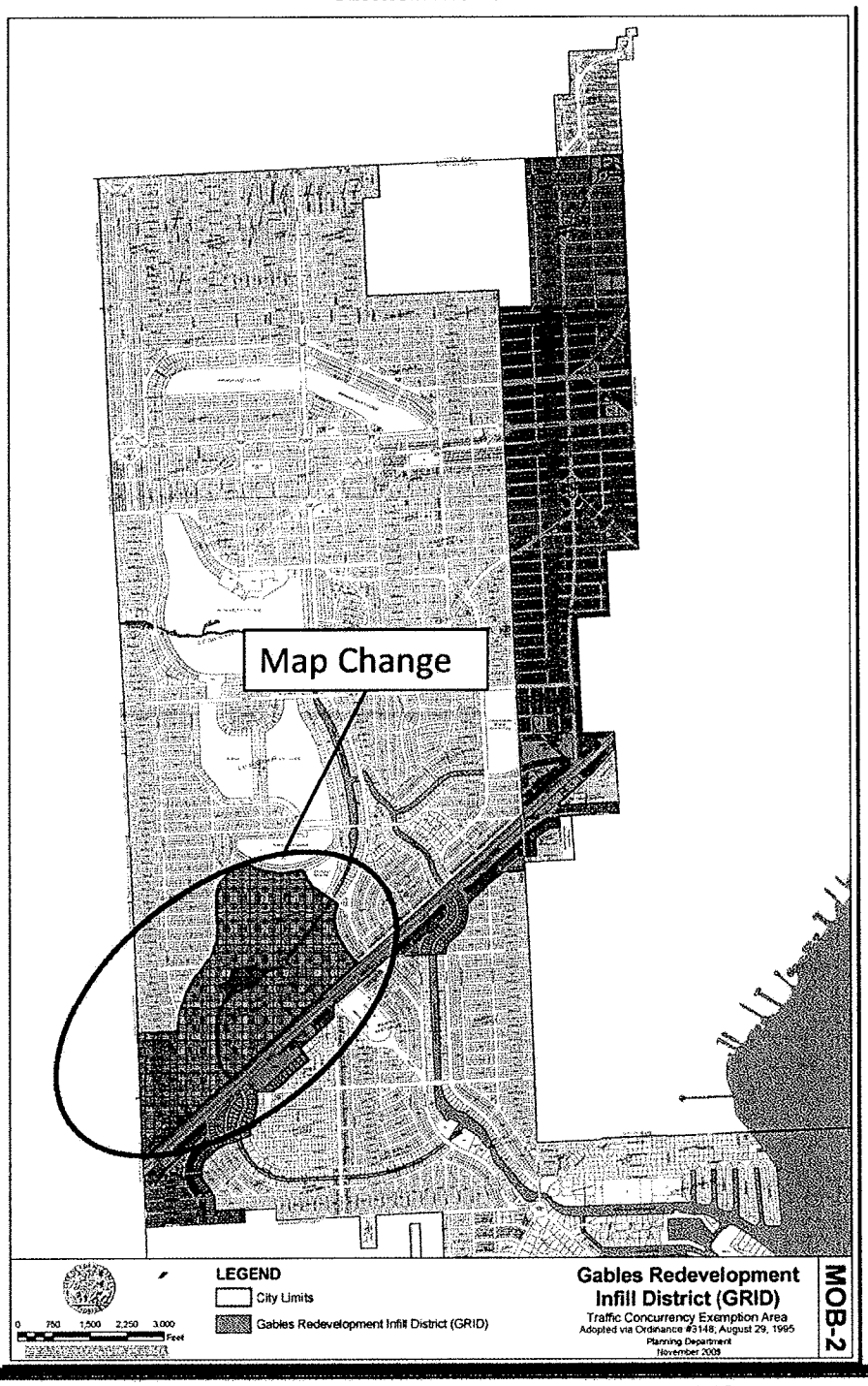
COMPREHENSIVE PLAN AMENDMENTS

City of Coral Gables
Proposed Amendment #10-1
University of Miami (Item C)

From: Commercial Use, Low-Rise Intensity
To: University Campus (0.71 acre)

Sources: City of Coral Gables, University of Miami
Note: For planning purposes only. All distances are approximate.

Attachment 4



COMPREHENSIVE PLAN AMENDMENTS

City of Coral Gables
Proposed Amendment #10-1
University of Miami (Item E)

Proposed Change to include the University of Miami Campus into the GRID

Sources: City of Coral Gables, University of Miami
Note: For planning purposes only. All distances are approximate.