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Sanford I. Rakofsky, M.D. P.A.

Medical and Surgical Diseases of the Eye

Attachment **A**

September 21, 2010

*Planning Department
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134*

*Re: Change of Future Land Use Map from
Commercial Mid-Rise Intensity to Commercial High-Rise Intensity
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 1 THRU 10 BLK 7
246-296 Andalusia Avenue
Folio # 03-4117-005-1690
Folio # 03-4117-005-1740
Folio # 03-4117-005-1750
Folio # 03-4117-005-1760*

Please accept this letter and accompanying Application, Comprehensive Plan Analysis, Photographs, Surveys, legally described as LOTS 1-10, BLOCK 7, of CORAL GABLES CRAFTS SECTION, relative to my request to a change in the future land use map from Commercial Mid-Rise Intensity to Commercial High-Rise Intensity.

I will personally be representing myself on this application.

Recently, the City has approved changes in land use from Mid-Rise to High-Rise intensity for various City parcels (parking, garages, and lots). In addition, another application is being processed at 272 Valencia (Mercedes/Smart car site).

The entire BLOCK North of my property is Zoned High-Rise intensity, the entire BLOCK to the East (Publix) Is Zoned High-Rise Intensity, as well as the BLOCK East (Wachovia Building) is also Zoned High-Rise Intensity. Therefore, my property located at 246-296 Andalusia Avenue, Folio# 03-4117-005-1690-1740-1750-1760 represents a small pocket that remains Mid-Rise Intensity, and this request will provide uniformity in height and intensity for the area.

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According to the Dean of the University of Miami Architectural School, the Charrette group, strongly recommends that buildings should "sensitively shape the public realm of the City's streets and gathering places", and "contribute to lively, open-air Mediterranean urbanism that citizens so desire."

The recommendations of the nationally known Dean and the Charrette group cannot be incorporated in a Mid-Rise Zoning Designation, as it does not allow building design that promotes relationship of building to site in an area surrounded by High-Rise Intensity.

My property is Zoned Commercial allowing a Floor Ratio (FAR) of 3.0 if developed in Coral Gables Mediterranean design. The change in the Future Land Use Map would not change the permissible FAR.

I intend to develop my property (246-296 Andalusia Avenue, Folio# 03-4117-005-1690-1740-1750-1760) pursuant to the Commercial Zoning requirement of the City of Coral Gables, which would allow me to build a mixed use commercial development.

Also, of upmost consideration in allowing this change, it would directly benefit the City of Coral Gables as well as indirectly benefiting the citizens of Coral Gables by significantly increasing the Tax revenue of this site.

Based upon the foregoing, I would appreciate your favorable recommendation of my Application. If you have any question or need any further information, please do not hesitate to contact me.

Very sincerely,

S. I. Rakofsky
Sanford I. Rakofsky, M.D.

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September 21, 2010

COMPREHENSIVE PLAN ANALYSIS

Re: *Change of Future Land Use Map from
Commercial Mid-Rise Intensity to Commercial High-Rise Intensity
CORAL GABLES CRAFTS SEC PB 10-40
LOTS 1 THRU 10 BLK 7
246-296 Andalusia Avenue
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Please find listed below the Comprehensive Plan Analysis for the above reference properties. This application is in conformance with the following Goals, Objectives and Policies of the comprehensive plan:

Future Land Use Element

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.

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.

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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:

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

Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

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.

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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Design Element

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.

Housing Element

Objective HOU-1.5. Support the infill of housing in association with mixed use development.

Policy HOU-1.5.1. Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.

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Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.

Policy HOU-1.5.3. Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production

Mobility Element

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.

Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulbouts, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.

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Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. — The City shall research the following:

- *The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.*
- *Potential development incentives and/or economic incentives to promote trolley ridership.*
- *Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walk ability.*

Objective MOB-2.8. The City shall plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values.

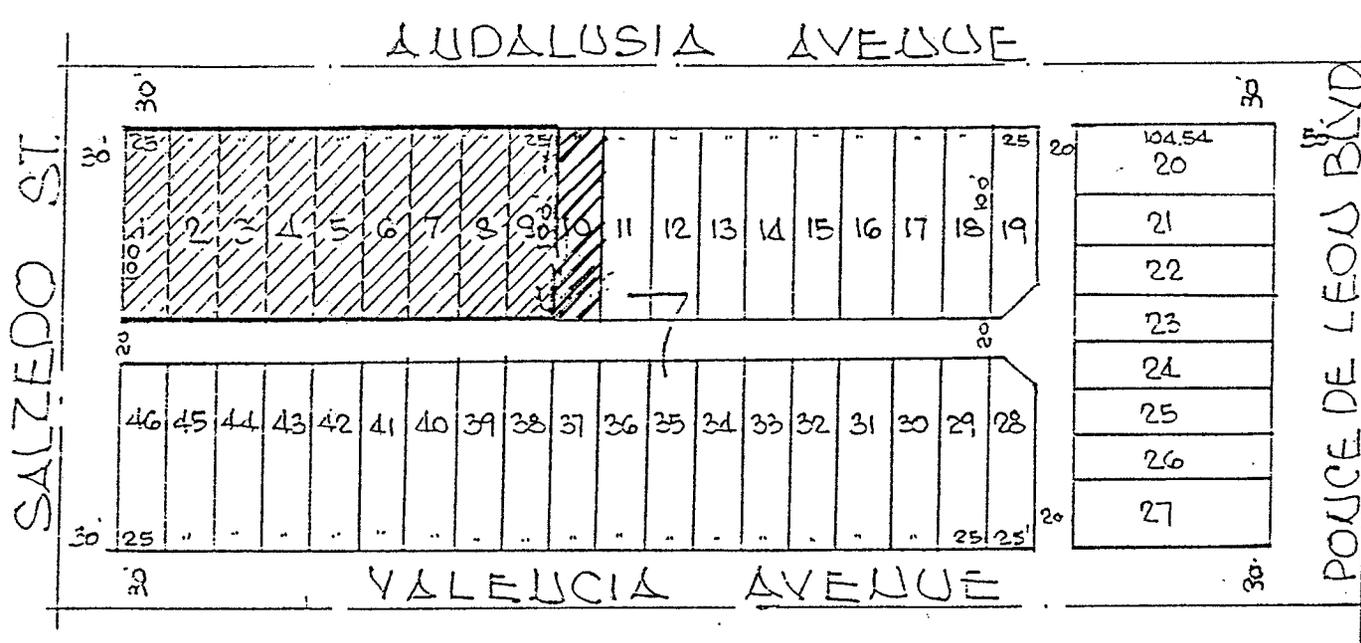
Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following:

- *Promote expansion of the City's existing tree canopy.*
- *Provide screening of potentially objectionable uses.*
- *Serve as visual and sound buffers.*
- *Provide a comfortable environment for pedestrian walking (walkability) and other activities.*
- *Improve the visual attractiveness of the urban and residential areas (neighborhoods).*

Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as buildout continues pursuant to the established Comprehensive Plan and Map.

Respectfully submitted,

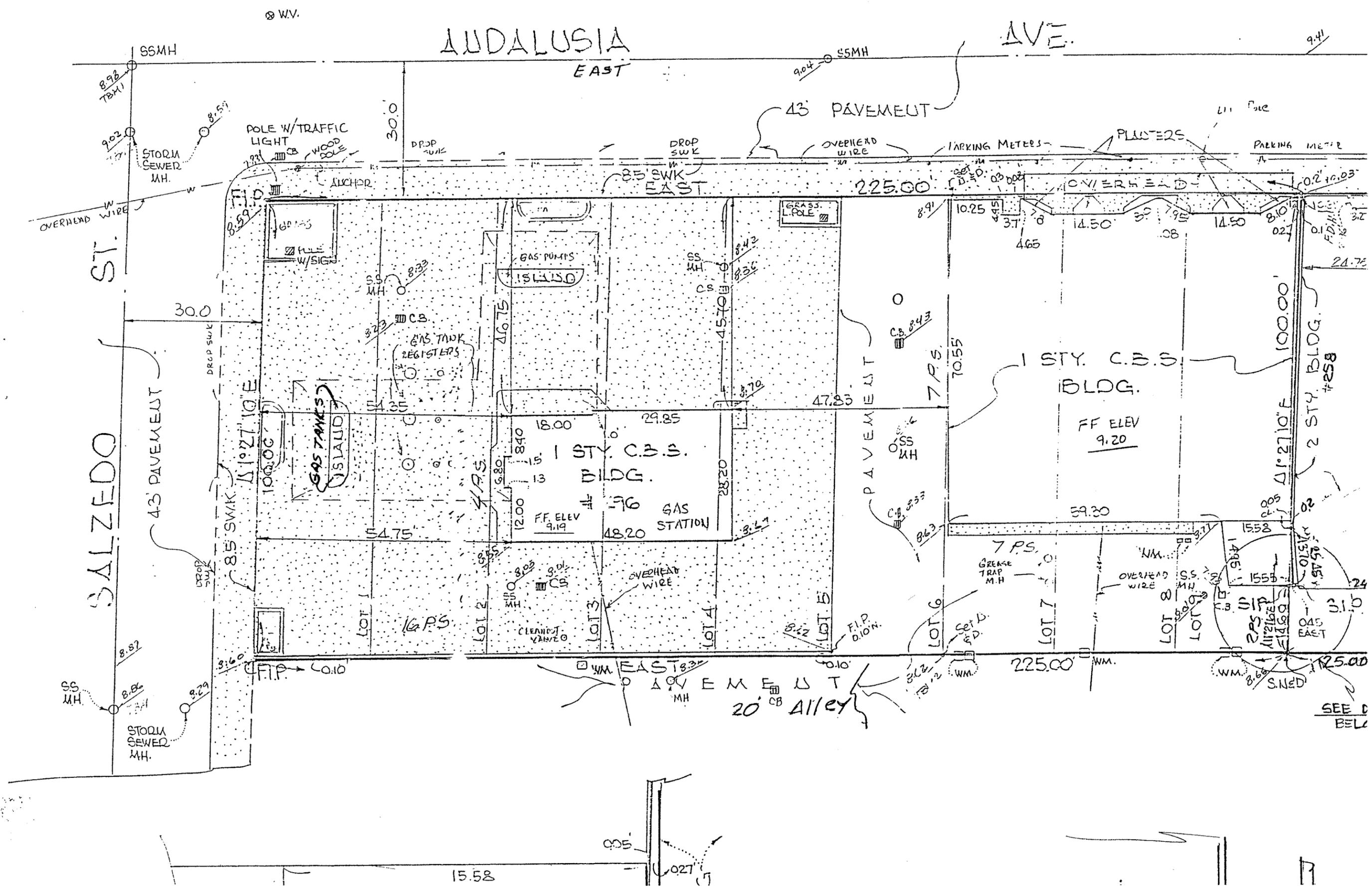

Sanford I. Rakofsky, M.D.
Owner



LOCATION MAP
SCALE 1" = 100'

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10 BLOCK 7, OF "CORAL GABLES CRAFTS SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA,



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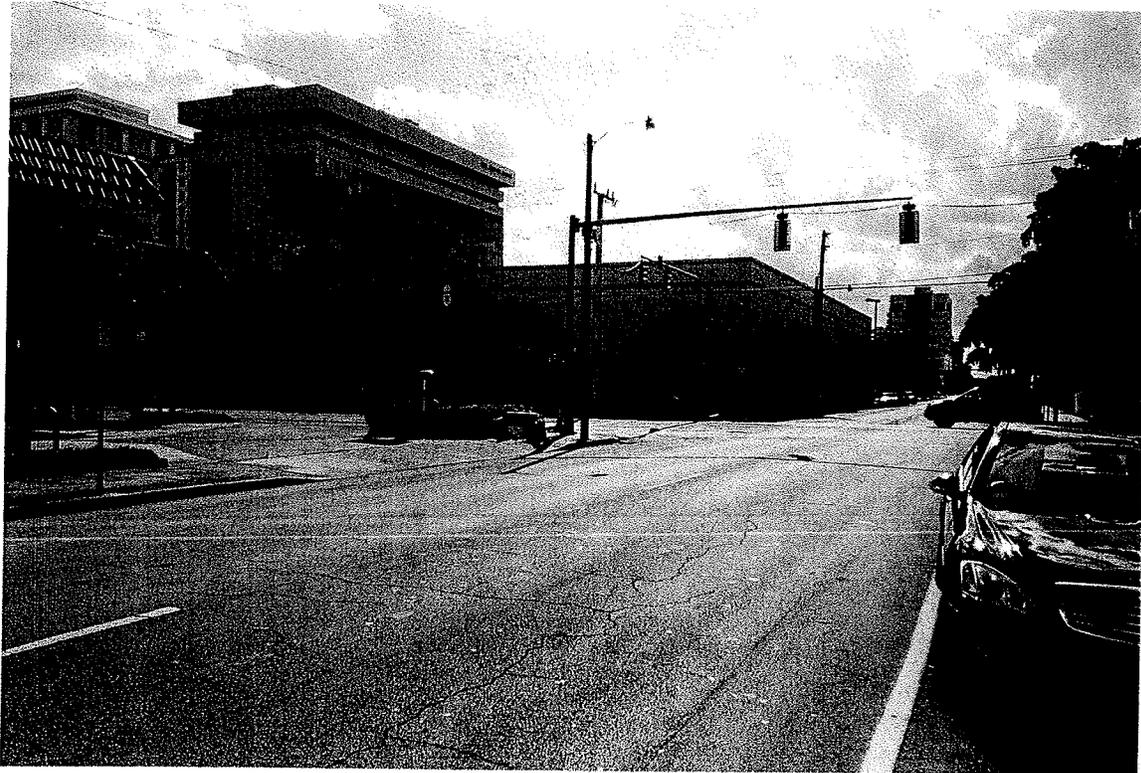
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ANDALUSIA AVENUE
EAST VIEW



- WEST VIEW -



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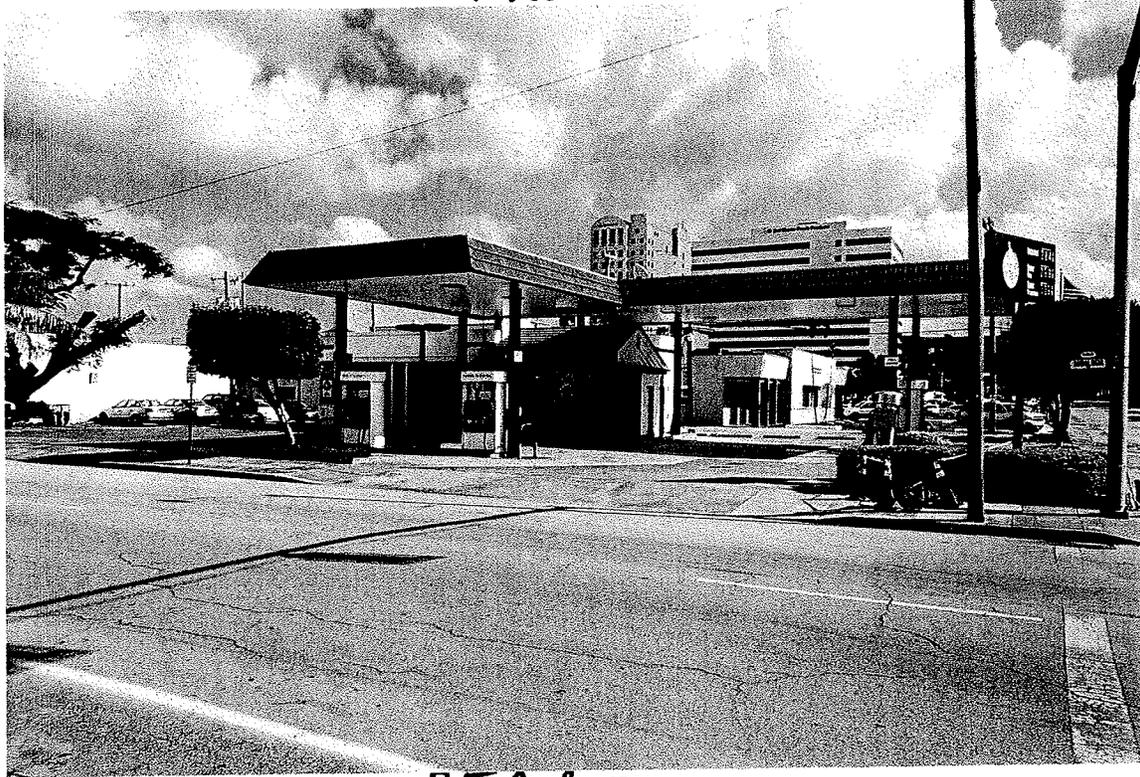
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296 ANDALUSIA

LOT # 1-2-3-4-5

Folio # 03-4117-005-1690

FRONT



- REAR -



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LOT # 6
Folio# 03-4117-005-1740
FRONT



- REAR -



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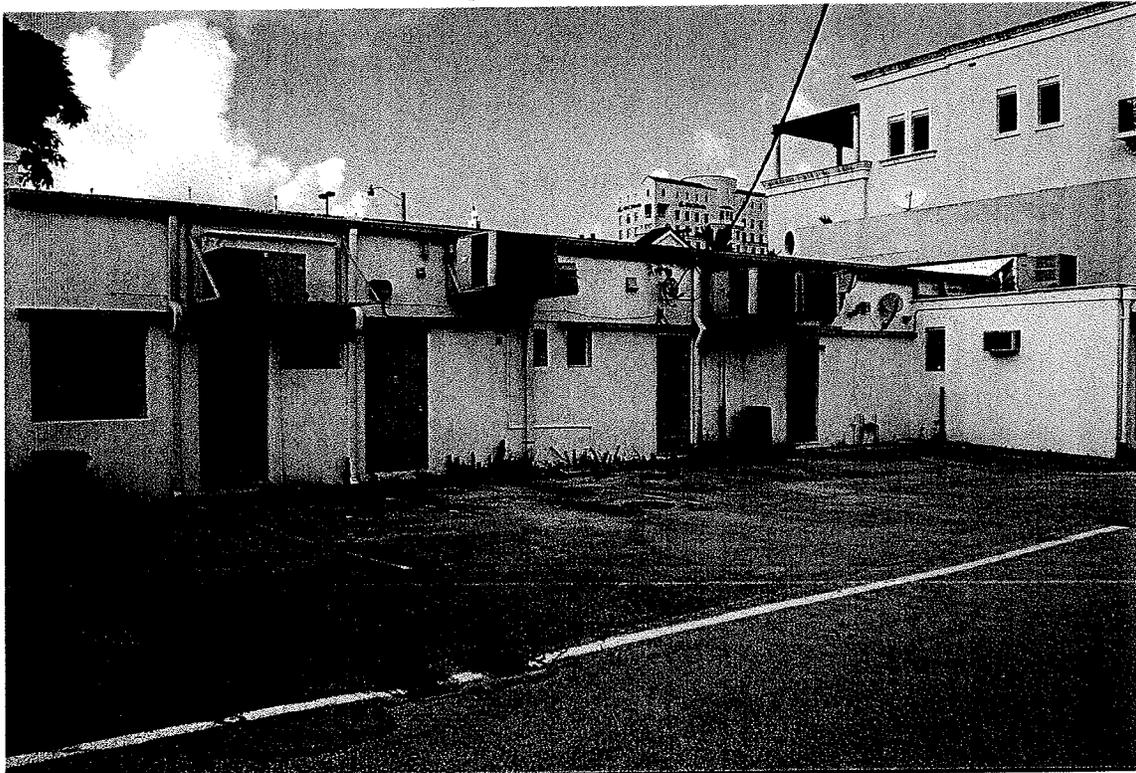
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Medical and Surgical Diseases of the Eye
256-264 ANDALUSIA AVENUE
LOT # 789
FOLIO # 03-417-005-1750

FRONT



— REAR —



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246-248 ANDALUSIA AVENUE

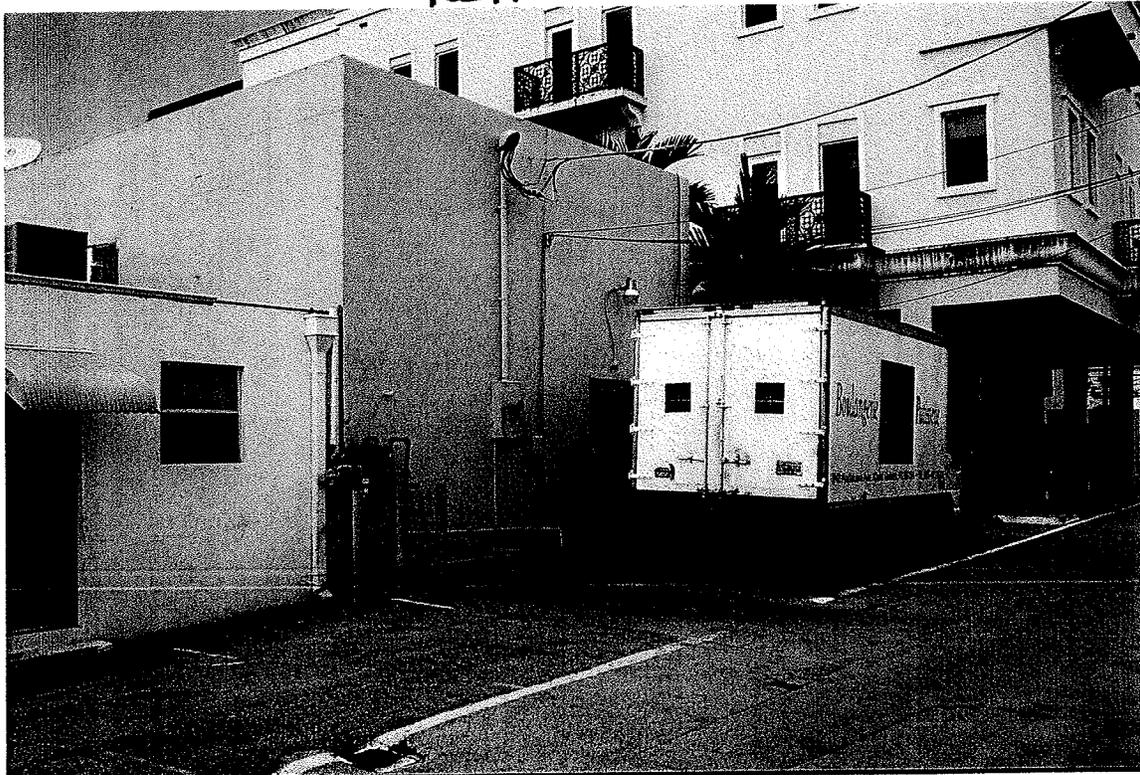
LOT # 10

Folio # 03-417-005-1760

FRONT



- REAR -



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