



The City of Coral Gables

Planning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

October 29, 2010

VIA EMAIL AND CERTIFIED MAIL

Mr. Ray Eubanks, Plan Processing Administrator
Department of Community Affairs
Plans Processing Section
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Transmittal of City of Coral Gables adopted small-scale amendment in accordance with Rule 9J-11, F.A.C. - 272 Valencia Avenue, Coral Gables

Dear Mr. Eubanks:

The Coral Gables City Commission approved a Small-Scale Comprehensive Plan map amendment on 10.26.10 (Second/Final Reading). The small-scale amendment is for the property located at 272 Valencia Avenue. Prior to adoption, the Local Planning Agency (Planning and Zoning Board) held a public hearing on 09.15.10 and recommended approval to the City Commission. Please refer to the attached Planning Department Staff report for details regarding the amendment. The City of Coral Gables is providing to the Department of Community Affairs (DCA) one (1) hard copy and one (1) electronic copy of this letter and all Comprehensive Plan amendment information referenced herein.

The following information is provided in accordance with Rule 9J-11.015(1)(a), F.A.C.:

1. The adopted small-scale amendment meets the criteria for adoption in accordance with Section 163.3187(1)(c), F.S.
2. The small-scale amendment was adopted via public hearing by the City Commission on 10.26.10.

City of Coral Gables - 10.26.10 Adopted Comprehensive Plan Small-Scale Amendment
October 29, 2010
Page 2

3. The contact information related to this submittal is as follows:

Mr. Eric Riel, Jr.
Planning Director
Planning Department
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Telephone: 305.460.5211
Fax: 305.460.5327
Email: eriel@coralgables.com

4. The adopted small-scale amendment referenced herein contains a total of 1.20 acres. The City of Coral Gables has approved 4.65 total cumulative acres for the 2010 calendar year, including the amendments referenced herein.
5. The subject properties have not been granted Comprehensive Plan map changes within the prior 12 months.
6. No amendments have been approved for the same property owner within 200 feet in the past 12 months.
7. The amendment does not include a Comprehensive Plan text amendment.
8. The amendment is not within an area of critical state concern.
9. The property's existing and proposed land use designation is commercial, therefore the before and after residential land use densities of the property are not applicable.

The following attachments are included within this amendment package in accordance with Rule 9J-11.015(1)(b), F.A.C.:

1. Future Land Use Map in color format depicting the newly adopted designation and boundaries and location of the properties in relationship to the surrounding street and thoroughfare network for the small-scale amendment.
2. One copy of the executed Ordinance adopting the small-scale amendment.
3. Copy of all public hearing notices for the small-scale amendment including:
 - a. 08.25.10 Public Hearing Courtesy Notification;
 - b. 09.03.10 Local Planning Agency (Planning and Zoning Board) legal advertisement; and,
 - c. 10.15.10 City Commission legal advertisement.
4. Completed Form RPM-BSP-Exempt-1 for the small-scale amendment.

In accordance with Rule 9J-11.015(2) a hard and electronic copy of this letter and each item specified herein has been sent to the South Florida Regional Planning Council (SFRPC).

Thank you for your consideration and review of this small-scale amendment. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to be 'ERJ', written over the word 'Sincerely,'.

Eric Riel, Jr.
Planning Director

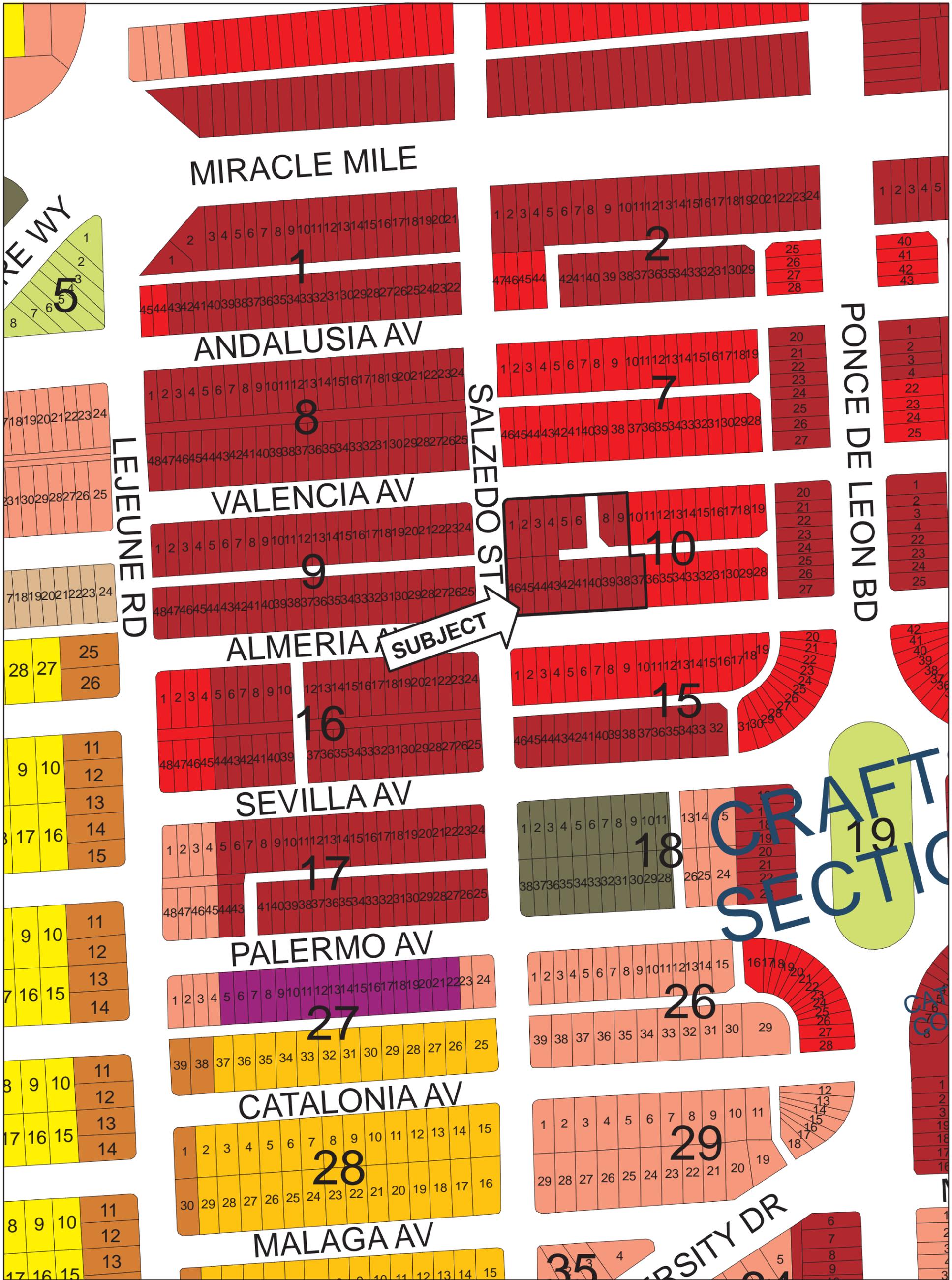
Attachments as noted herein.

cc. via email:

Zeke Guilford, Esq.

cc. via hardcopy and email:

Carolyn A. Dekle, SFRPC Executive Director
Comprehensive Plan Small-Scale Amendment file



SUBJECT

CRAFT SECTION



Commercial Use		Land Use Classifications		Industrial Use	
	Low-Rise Intensity (50 Feet; 3.0 F.A.R.)		Residential Use (Multi-Family) Duplex Density (9 Units/Acre)		Industrial Use
	Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)		Low Density (50 Feet; 20 Units/Acre)		University Use
	High-Rise Intensity (150 Feet; 3.0 F.A.R.)		Medium Density (70 Feet; 40 Units/Acre)		Hospital Use
	Parks and Recreational Use		High Density (150 Feet; 60 Units/Acre)		Religious/Institutional
	Open Space		Residential Use (Single-Family) Low Density (6 Units/Acre)		
	Conservation Areas		High Density (9 Units/Acre)		
	Public Buildings and Grounds				

Future Land Use Map

City of Coral Gables
Planning Department
October 2010

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2010-36

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO SMALL SCALE AMENDMENT PROCEDURES SUBJECT TO SS. 163.3187, FLORIDA STATUTES, FROM "COMMERCIAL USE, MID-RISE INTENSITY" TO "COMMERCIAL USE, HIGH-RISE INTENSITY" FOR A 1.2 ACRE PARCEL LEGALLY DESCRIBED AS LOTS 1-9 AND 37-46, BLOCK 10, CRAFTS SECTION (272 VALENCIA AVENUE), CORAL GABLES, FLORIDA; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, Application No. 07-10-111-P is an application to Change of Land Use Map Designation for City owned properties from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, the City completed a thorough review of the application and presented its Findings of Facts as a part of the public hearing review process and this Ordinance incorporates those Findings of Facts and Planning Department Staff Report as a part of the record in support of the application; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet of the property, public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on September 15, 2010, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, at a public hearing held on September 15, 2010, the Local Planning Agency (Planning and Zoning Board) recommended unanimous approval (vote: 6-0) amending the Future Land Use Map of the Coral Gables Comprehensive Plan as referenced herein; and

WHEREAS, pursuant to the provisions of ss. 163.3187 Florida Statutes, the City Commission held a public hearing on October 12, 2010, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on first reading (vote: 4-1); and

WHEREAS, this request is pursuant to Chapter 163, Florida Statutes, is considered a small scale amendment, and would not require review by the Florida Department of Community Affairs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the request for a Comprehensive Land Use Plan Map amendment to the “City of Coral Gables Comprehensive Plan, Future Land Use Map, shall be and it is hereby amended from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity” for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and,

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or re-lettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 7. This Ordinance shall become effective ten (10) days after final reading and adoption thereof.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF OCTOBER, A.D., 2010.
(Moved: Anderson / Seconded: Withers)
(Yeas: Anderson, Withers, Slesnick)
(Majority: (3-1) Vote)
(Nays: Kerdyk)
(Absent: Cabrera)
(Agenda Item: E-2)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

Public Hearing Courtesy Notification

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Email: planning@coralgables.com
Telephone: (305) 460-5211
Fax: (305) 460-5327

August 25, 2010

Subject: Courtesy Notice of Public Hearing
Application No. 07-10-111-P

Dear Property Owner:

The City of Coral Gables Planning and Zoning Board will be considering at a public hearing the following:

Application No. 07-10-111-P. Change of Land Use. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.*

This hearing will be held in the Commission Chambers, City Hall on September 15, 2010 at 6:00 p.m. The application has been tentatively scheduled for First Reading at the October 12, 2010 City Commission meeting beginning at 9:00 a.m. No further courtesy notice will be provided. The application, legal descriptions, ordinance, maps, etc. are available for inspection at the Planning Department.

Please feel free to comment on the request by completing the below listed information and forwarding this form via mail, fax or e-mail to the Planning Department. This information will be entered into the record and considered during the review of the application. A map of the property is on the back of this notice.

I, or We, _____
Print name(s)

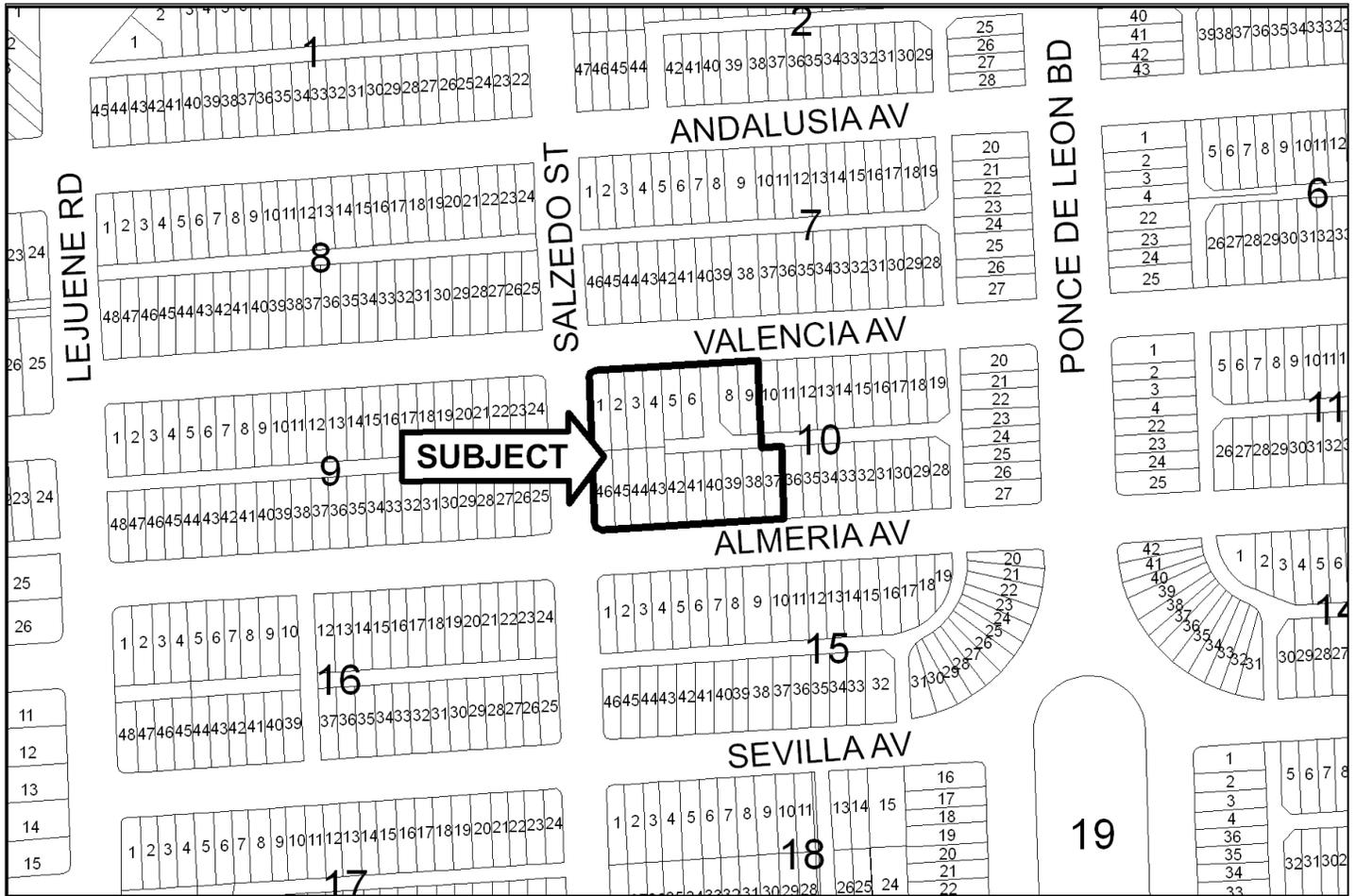
Mailing address: _____

- do not object to this application, or
- do hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):

Signature of Owner

Address of the Owner

Date



Copies of the Planning Department Staff Report and other materials concerning this application can be obtained by contacting the Planning Department at 305.460.5211 or visit the Department at 427 Biltmore Way. Copies of the Staff Report are available the Friday prior to the meeting on the City web page at "www.coralgables.com" by visiting the Planning Department's Planning and Zoning Board Meetings web page.

Sincerely,

Planning Department

City of Coral Gables

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - NOTICE OF CHANGE OF LAND
USE - PUBLIC HEARING FOR 10/26/2010

in the XXXX Court,
was published in said newspaper in the issues of

10/15/2010

SEE ATTACHED

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

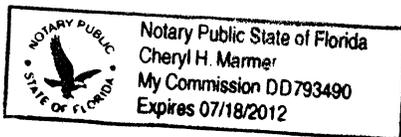
Sworn to and subscribed before me this

15 day of OCTOBER, A.D. 2010



(SEAL)

MARIA MESA personally known to me



CITY OF CORAL GABLES NOTICE OF CHANGE OF LAND USE PUBLIC HEARING

All interested persons are hereby notified that the Coral Gables City Commission at its regular meeting scheduled for Tuesday, October 26, 2010 commencing at 9:00 a.m. in the City Commission Chambers City Hall, will conduct a public hearing for SECOND READING of the following ordinance:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.



The above items are available for review on the City's web page at www.coralgables.com, and in the Planning Department, 2nd Floor, 427 Biltmore Way, Coral Gables, Florida.

All interested persons are advised that if they decide to appeal any decision made by the City Commission on these items, they will need a record of the proceedings of the City Commission meeting, and therefore may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.



WALTER J. FOEMAN
CITY CLERK

PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (A.D.A.), ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS FOR PARTICIPATION IN THE MEETING BECAUSE OF A DISABILITY SHOULD CALL GLENN KEPHART, PUBLIC WORKS DIRECTOR, (305) 460-5001, NO LESS THAN THREE WORKING DAYS PRIOR TO THE MEETING.

MIAMI DAILY BUSINESS REVIEW

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Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA COUNTY OF MIAMI-DADE:

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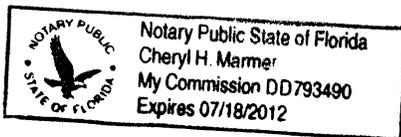
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RPM-BSP-EXEMPT REVIEW

Amendments Exempt from State and Regional Review in accordance with Rule 9J-11.015, FAC.

1. Name of Local Government - City of Coral Gables

Person completing this form - Eric Riel, Jr., Planning Director

Phone Number - (305) 460-5211

Name of Newspaper in which notice of amendment was published - Public Hearing Courtesy Notification; The Daily Business Review (LPA public hearing); and The Daily Business Review (CC public hearing)

Date Publication Noticed - 08.25.10; 09.03.10; and, 10.15.10

(Please attach copy of notice)

2. Please indicate type of amendment being submitted:

X a). a map amendment directly related to proposed small scale development activities that meet the criteria of Section 163.3187(1)(c), F.S.;

N/A b). a map amendment solely to property within an urban service boundary that meets the criteria of Section 163.3184(17), F.S.;

N/A c). a map amendment solely to property within a designated urban infill and redevelopment area pursuant to Section 163.3184(18), F.S.;

N/A d). a plan amendment associated with an area certified pursuant to Section 163.3246, F.S.

Please complete the following information if amendment is submitted under 2(a):

3. If amendment contains a residential land use category indicate:

density allowed prior to change N/A dwelling unit(s) per acre.

density allowed after change N/A dwelling unit(s) per acre.

4. Number of acres of small scale development amendments contained in package:

a. Within Urban Infill, Urban Redevelopment or Downtown Revitalization as defined by Section 163.3164, FS N/A

b. Within Transportation Concurrency Exception Area pursuant to Section 163.3180(5), FS 1.2

c. Within Regional Activity Centers or Urban Central Business Districts pursuant to Section 380.06(2)(e), FS N/A

d. Within Urban Infill and Redevelopment areas as defined by Section 163.2517, FS N/A

e. Within a Rural Area of Critical Economic Concern pursuant to Section 163.3187(1)(c)4, FS N/A

(Please attach certifying letter to OTTED)

f. Involving the construction of affordable housing units meeting the criteria of Section 420.0004(3), FS, N/A

g. Outside categories a., b, c, and d. N/A

5. Cumulative total number of acres of small scale development amendments for the calendar year:

a. Categories listed in Item 4 a, b, c, and d above 4.17

b. Categories listed in Item 4 e, f, and g above 0.48

6. Total number of acres of small scale development amendments in this package that are located within the coastal high hazard area as identified in the comprehensive plan N/A

7. Total number of acres of small scale development within area of critical state concern designated by Section 380.0552, FS N/A

Pursuant to Rule 9J-11.015(1)(b)5, Florida Administrative Code, this form must be mailed with all amendments as defined by Section 9J-11.015(1)(a) Florida Administrative Code to:

DEPARTMENT OF COMMUNITY AFFAIRS

PLAN PROCESSING SECTION

2555 Shumard Oak Boulevard

Tallahassee, Florida 32399-2100

(850) 488-4925