



The City of Coral Gables

Planning Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 10, 2009

Mr. Ray Eubanks, Plans Processing Administrator
Florida Department of Community Affairs (DCA)
Division of Community Planning
Bureau of Local Planning
2555 Shumard Oaks Boulevard
Tallahassee, FL 32399-2100

RE: Transmittal of the Proposed City of Coral Gables EAR-Based Amendments, 10-Year Water Supply Facilities Work Plan, Capital Improvements Element Update and Land Use Plan Map Amendments

Dear Mr. Eubanks:

The City of Coral Gables is pleased to provide for the Department of Community Affairs review, the proposed City of Coral Gables EAR Based Amendments and supplemental documents. Enclosed please find three (3) copies (printed and electronic copies) of the following:

1. Ordinance with attached Capital Improvements Element.
2. Ordinance with attached Ten Year Water Supply Facilities Work Plan.
3. Ordinance authorizing transmittal of Comprehensive Plan EAR Based Amendments.
4. Ordinance with attached Comprehensive Plan Map and Inconsistency Land Use Changes.
5. Planning Department Staff report.
6. Summary of public comments from Planning and Zoning Board/Local Planning Agency consideration. (No public comments were received at the City Commission transmittal hearing).
7. Legal notices advertising all public hearings.
8. Comprehensive Plan PowerPoint Presentation.
9. Comprehensive Plan EAR Based Amendments Plan Appendices
 - Workforce/Affordable Housing Workforce Study
 - Recreation and Open Space LOS Maps

Comprehensive Plan EAR Based Amendments Plan (separate document with DCA submittal only)

Section 163.3191(10), Florida Statutes requires that a governing body amend its comprehensive plan based on the recommendations in the evaluation and appraisal report within 18 months after the report is determined sufficient by your department. The City's EAR

was adopted on June 26, 2007, and found sufficient by the Florida Department of Community Affairs on September 7, 2007.

The City of Coral Gables EAR Based Amendments consists largely of text amendments that were specifically outlined in the EAR report. The amendments also include 4 new elements not previously required pursuant to the EAR. The new elements include: Administration; Design; Public Safety; and Green for a total of 14 elements. The Comprehensive Plan document is formatted in the following manner:

1. Each element has an executive summary on the first page to provide further explanation of the proposed changes.
2. Each element includes a new vision statement.
3. The first column of each element includes the existing Comprehensive Plan text as amended with additions noted in underline format and deletions noted in ~~strikeout~~ format. In addition, at the end of each goal, objective and policy (GOP's), those GOP's which include a check mark symbol are amendments (additions/deletions) indentified pursuant to the 2007 EAR.
4. The second column is a clean version or final text.

The proposed changes are a result of EAR recommendations, new State growth management requirements and the necessity to modernize, streamline and strengthen the CLUP which will bring it into consistency with the Zoning Code and other City Codes. Additionally, the amendments include three updates to the Land Use Map for the purpose of correcting inconsistencies between Comprehensive Plan Map and Zoning Map classifications based upon the current use for the three City owned properties. The PowerPoint included in printed copy and on the CD ROM provides a good overview of the submission.

Additionally, the Florida legislature amended the growth management laws to require all local governments to adopt two new specific updates of local Comprehensive Plans. The first is that each local government is to prepare a yearly update to the Capital Improvement Element to demonstrate financial feasibility as it related to all adopted level-of-service standards. The second is to prepare and adopt a 10 Year Water Supply Facilities Work Plan and include appropriate supplemental Goals, Objectives and Policies as they relate to water supply planning.

In accordance with the State requirements, local municipalities must prepare and adopt a 10-year water supply facilities work plan and related comprehensive plan amendments within 18 months of approval of the region's water supply plan. The City of Coral Gables is located within the regional boundaries of the South Florida Water Management District (SFWMD). The SFWMD approved its water supply plan on February 25, 2007. Therefore, the City is required to adopt its own 10-year water supply plan and related Comprehensive Plan amendments at this time. The City has already received preliminary review comments from Miami-Dade County Water and Sewer District and will address those comments at the time the adopted Water Supply Plan is prepared.

The City of Coral Gables is not located in: an area of critical state concern; Orange, Lake or Seminole County, or; the Wekiva River Protection Area. These amendments are not proposed to be adopted under a joint planning agreement and are exempt from the twice yearly limit on comprehensive plan amendments. Complete copies of this application package have been forwarded to all of the required review agencies as listed below on the same day this letter was mailed.

The Planning and Zoning Board initially considered the item on May 13, 2009, which was continued to their June 3, 2009 meeting where the Board unanimously recommended approval. The City Commission held a public hearing on July 7, 2009 and recommended unanimous approval to transmit the proposed amendments to DCA for review. It is anticipated that the amendments will be adopted after receipt of DCA's review. Adoption by second reading will occur on or before December, 2009.

In advance of this submittal, the Planning Department and our consultants The Corradino Group conducted a video teleconference with Mr. Bill Pable and Mr. Bob Dennis to discuss the upcoming submittal of the amendments. The Department found this opportunity very informative, we would like, in advance of the DCA's findings to conduct a similar video conference to provide additional information as necessary and discuss potential comments. At which time, the DCA has its preliminary findings, we would be happy to schedule the video conference.

If you have any questions or need additional information, please feel free to contact me at eriel@coralgables.com / 305.460.5211 or Ms. Scarlet Tenen, City's consultant at stenen@corradino.com / 305.594.0735.

Thank you for your assistance in this matter.

Sincerely,



Eric Riel, Jr
City of Coral Gables
Planning Director

cc: Rachel Kalin, South Florida Regional Planning Council
Jim Jackson, AICP, South Florida Water Management District
Jim Quinn, Florida Department of Environmental Protection
Susan Harp, Department of State, Bureau of Historic Preservation
Phil Steinmiller, Florida Department of Transportation, District Six
Tracy Suber, Florida Department of Education
Mark Woerner, Miami-Dade County
Scarlet Tenen, The Corradino Group

Attachments within binder (One printed and electronic copy)

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