



STATE OF FLORIDA

CITY OF CORAL GABLES  
2009 JUL 21 AM 11:23

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST  
Governor

July 14, 2009

THOMAS G. PELHAM  
Secretary

Mr. Eric Riel, Jr., Planning Director  
City of Coral Gables  
Post Office Box 141549  
Coral Gables, Florida 33114-1549

Dear Mr. Riel:

Thank you for submitting City of Coral Gables' proposed comprehensive plan amendments for our review. The reference number for this amendment is **Coral Gables 09-1ER**.

We have conducted an inventory of the remaining plan amendment package to verify the inclusion of all required materials for the remaining proposed amendments. The submission package appears to be complete, and your remaining proposed plan amendments will be reviewed pursuant to Chapter 163, Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The Department's ORC report will be mailed to you on or about September 12, 2009.

Also, please be advised that Section 163.3184(8)(c), Florida Statutes, requires the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. Please provide these required names and addresses to the Department *when you transmit your adopted amendment package* for compliance review. In the event no names, addresses are provided, please provide this information as well. For efficiency, we encourage that the information sheet be provided in electronic format.

If you have any questions please contact Bob Dennis, Regional Planning Administrator, that will be overseeing the review of the amendments, at (850) 487-4545.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/af



STATE OF FLORIDA

CITY OF CORAL GABLES  
2009 JUL 21 AM 10:25

# DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

## MEMORANDUM

**TO:** Jim Quinn, DEP  
Susan Harp, DOS  
Tracy Suber, DOE  
Phil Steinmiller, FDOT6  
Julia Trevarthen, South Florida RPC  
Jim Jackson, South Florida WMD  
Subrata Basu, Miami-Dade County

**DATE:** July 14, 2009

**SUBJECT:** *COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT*

**LOCAL GOVERNMENT/ DCA AMENDMENT** Coral Gables 09-1ER

**DCA CONTACT PERSON/PHONE NUMBER:** Bob Dennis 850/487-4545

**COMMENTS DUE TO DCA NO LATER THAN:** August 13, 2009

Please contact the local government if you do not have a copy of the proposed amendment. Please review the proposed comprehensive plan amendment documents for consistency with applicable provisions of Chapter 163, Florida Statutes and Chapter 9J-5, Florida Administrative Code. Pursuant to FS 163.3184(4), *forward objections, recommendations and comments* to the attention of Ray Eubanks, Administrator, Plan Review and Processing, at the Department address indicated below.

Please use the above referenced **DCA AMENDMENT NUMBER** on all correspondence related to this amendment.

**Note: Review Agencies -** The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from DCA acknowledging receipt of amendment is attached.



## The City of Coral Gables

### Planning Department

CITY HALL, 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

July 10, 2009

JUL 13 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) identified 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.

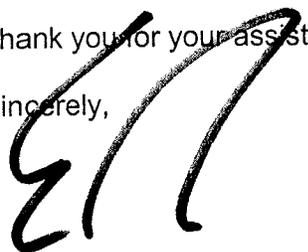
The Planning and Zoning Board initially considered the item on May 13, 2009, which was continued to their June 3, 2009 meeting where the Board unanimously recommended approval. The City Commission held a public hearing on July 7, 2009 and recommended unanimous approval to transmit the proposed amendments 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](mailto:eriel@coralgables.com) / 305.460.5211 or Ms. Scarlet Tenen, City's consultant at [stenen@corradino.com](mailto: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)

1. Ordinance with attached Capital Improvements Element.
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