



Carlos Alvarez, Mayor

CITY OF CORAL GABLES
2009 SEP 24 AM 8:51

Planning and Zoning
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September 15, 2009

Mr. Ray Eubanks, Administrator
Plan Review and Processing
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: City of Coral Gables Proposed EAR-Based Comprehensive Plan Amendments

Dear Mr. Eubanks:

The Department of Planning and Zoning (DP&Z) has reviewed the referenced City of Coral Gables EAR-Based Comprehensive Plan amendments. Our review is conducted to identify points of consistency or inconsistency with provisions of Miami-Dade County's Comprehensive Development Master Plan (CDMP). The Department finds that the proposed amendments related to the Evaluation and Appraisal Report (EAR) are generally consistent with the CDMP and offers comments on those elements where inconsistencies with the CDMP exist.

Future Land Use Element

1. Policy FLU-1.1.5, Page 3 of Future Land Use Element (FLUE): All of the various Commercial and Industrial categories have FARs listed with the exception of the Mixed Use Districts, which have only percentages of FAR that individual uses must meet. Without knowing the minimum and maximum FARs for this category, the impact of the percentages is difficult to assess. It is stated that the FAR ranges is located in the Zoning Code for these Mixed Use Districts; however, since the FARs for most categories listed in this Element, it would be consistent, and user friendly, to also list the FARs for the Mixed Use category.
2. The Downtown Overlay District shown on the Future Land Use Map (FLUM) is not referenced in the text of the FLUE. Such map categories should be addressed in this Element if on the FLUM legend.

Community Facilities Element

1. Policy COM-5.2.4, page 6: Please revise this policy as follows: "Additional coordination efforts will occur between WASD and the City through the water allocation system, ~~which is a monthly spreadsheet used.~~ Monthly building permit data will be provided to WASD to track development activity within the City. The City will monitor proposed amendments to the Miami-Dade County Comprehensive Development Master Plan as they relate to water supply planning and provide input as necessary.

Mobility Element

1. Policy MOB-2.1.1, page 2: This Policy provides for 20% of non-State roads within the City's designated Special Transportation Areas (STA) to operate below Level of Service (LOS) E. This 20% of non-State roads could include County roads and the Policy does not indicate a minimum LOS standard at which these roads should operate. This Policy should be revised to ensure that the City applies, to County roads within the STA, LOS standards that are consistent with the County's adopted LOS standards for those roads. Otherwise, County roads should also be excluded from this 20% provision.
2. Policy MOB-2.4.2, page 6: This Policy should be revised to replace the reference to "traffic circulation element" with "Mobility Element".

Natural Resources Element

1. Policy NAT-1.2.9, page 2: Revise this Policy to indicate that the City will enforce water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.
2. Policy NAT-1.2.12, page 2: Please revise this Policy to include language indicating the City will enforce the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

Capital Improvements Element

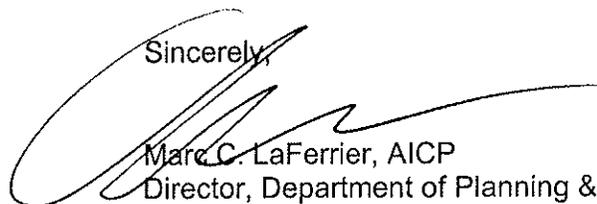
1. Policy CIE-5.1.2, page 7: Please revise this Policy as follows: "Furthermore, the City of Coral Gables will be responsible for providing monthly building permit data to WASD to be used for monitoring the availability of water supplies for all water users of the Miami-Dade County Water and Sewer Department, and for implementing a system that links water supplies to the permitting of new development."

General Comment

1. Throughout the revised Comprehensive Plan, there are still references to Metro-Dade County, or Dade County. Please revise those references to read Miami-Dade County.

County staff is available to work with the City to address the concerns stated above and to refine these proposed amendments before the City considers adoption of the amendments. If you have any questions, please contact Mark R. Woerner, Chief, Metropolitan Planning, at 305-375-2835.

Sincerely,



Marc C. LaFerrier, AICP
Director, Department of Planning & Zoning

ec: Eric Riel, Jr., Planning Director, City of Coral Gables

MCLF:SB: PHC:SAF