



STATE OF FLORIDA

CITY OF CORAL GABLES  
PLANNING DEPARTMENT

2010 SEP -7 AM 8:52

## DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

### MEMORANDUM

TO: **City of Coral Gables**

Date: September 7, 2010

Subject: Proposed Comprehensive Plan Amendment Review Objections,  
Recommendations and Comments Reports

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**Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):**

Coral Gables 10-1

**These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.**

**If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.**

**RE/lp**

**Enclosure**

**2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100**  
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦  
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

September 3, 2010

The Honorable Don Slesnick, II  
Mayor, City of Coral Gables  
City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134

Dear Mayor Slesnick:

The Department of Community Affairs has completed its review of the proposed Comprehensive Plan Amendment for the City of Coral Gables, DCA Number 10-1, which was received on July 1, 2010. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review, and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code and Chapter 163, Part II, Florida Statutes and the Coral Gables Comprehensive Plan. The Department does not identify any objections, and this letter serves as the Objections, Recommendations and Comments report.

For your assistance, we have attached procedures for final adoption and transmittal of the comprehensive plan amendment. If you have any questions, please call Bill Pable, AICP, at (850) 922-1781.

Sincerely,

Charles Gauthier, AICP  
Director, Division of Community Planning

CG/bp

Enclosures: Review Agency Comments

cc: Eric Riel, Planning Director, City of Coral Gables  
Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council

### TRANSMITTAL PROCEDURES

Upon receipt of this letter, the City has 60 days in which to adopt, adopt with changes, or determine that the City will not adopt the proposed amendment. The process for adoption of local government comprehensive plan amendments is outlined in s. 163.3184, F.S., and Rule 9J-11.011, F.A.C. The City must ensure that all ordinances adopting comprehensive plan amendments are consistent with the provisions of Chapter 163.3189(2)(a), F.S.

Within ten working days of the date of adoption, the City must submit the following to the Department:

- Three copies of the adopted comprehensive plan amendments;
- A listing of additional changes not previously reviewed;
- A listing of findings by the local governing body, if any, which were not included in the ordinance; and
- A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendments, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to the Executive Director of the South Florida Regional Planning Council.

Please be advised that Section 163.3184(8)(c), F.S., requires the Department to provide a courtesy information statement regarding the Department 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 there are no citizens requesting this information, please inform us of this as well. For efficiency, we encourage that the information sheet be provided in electronic format.



Carlos Alvarez, Mayor

Planning and Zoning
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

August 19, 2010

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 Comprehensive Plan Submittal, DCA No. 10-1

Dear Mr. Eubanks:

The Department of Planning and Zoning has reviewed the proposed City of Coral Gables Comprehensive Plan submittal. Our review is conducted to identify points of consistency or inconsistency with provisions of the Miami-Dade County Comprehensive Development Master Plan (CDMP).

The City, on behalf of the University of Miami, filed an amendment which proposes: a) a future land use map and text amendment to rename the "University" land use category to "University Campus" land use category; b) a future land use map amendment to change the land use designation of certain university-owned properties from "Commercial Use, Low-Rise Intensity" to "University Campus;" c) a text amendment to add a "University Campus Multi-Use Area" sub-category; d) to increase the maximum FAR of the "University" land use designation from 0.5 to 0.7 FAR; and e) a map and text amendment to include the University of Miami campus and certain contiguous properties as part of the Gables Redevelopment and Infill District, or GRID.

The Department finds that the City's proposed amendments are generally consistent with the CDMP for the following reasons:

- 1. The area proposed for designation as the "University Multi-Use Area" includes the University Metrorail Station, which is located within a proposed "community urban center" on the Land Use Plan map of the CDMP. Urban Centers are intended to be moderate- to high-intensity, design-unified areas that support mixed-use and pedestrian oriented development. The proposed text amendment is consistent with the CDMP and the intent of the community urban center designation.
2. The proposed amendment is consistent with CDMP Objectives LU-1 and LU-7, and Policies TE-2D, TE-3C and ICE-1D which encourages transit oriented development, and the increased density and development of urban centers and Metrorail stations.

If you have any questions, please do not hesitate to contact me or Mark R. Woerner, AICP, Chief, Metropolitan Planning at 305-375-2835.

Sincerely,

[Handwritten signature]

Marc C. LaFerrier, AICP
Director
MCLF:SB:MRW:smd

Improving Education Every Day



"Card, Carlton"  
<Carlton.Card@dot.state.fl.us  
>

08/18/2010 04:59 PM

To ""DCPexternalagencycomments@dca.state.fl.us"  
<DCPexternalagencycomments@dca.state.fl.us>  
cc "Bill.Pable@dca.state.fl.us" <Bill.Pable@dca.state.fl.us>

bcc

Subject Coral Gables 10-1

In accordance with your request, and the provisions of Chapter 163, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this office has completed a review of the City of Coral Gables 10-01. The City of Coral Gables and the University of Miami has coordinated with the Florida Department of Transportation District 6 Office regarding the expansion of the Transportation Concurrence Exception Area of the City of Coral Gables. There are no impacts anticipated to the State Highway System facilities resulting from this amendment. Therefore, the District has no specific objections or recommendations at this time. Please contact Carlton Card at 305-470-5875, if you have any questions concerning our response.

**Carlton S. Card**  
**Transportation Planner**  
**Florida Department of Transportation District VI**  
**1000 NW 111th Ave**  
**Miami, FL 33172**  
**(305) 470-5875**



11 BD

FLORIDA DEPARTMENT OF STATE  
**Dawn K. Roberts**  
Interim Secretary of State  
DIVISION OF HISTORICAL RESOURCES

August 6, 2010

Mr. Ray Eubanks  
Department of Community Affairs  
Bureau of State Planning  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

Re: Historic Preservation Review of the Coral Gables 10-1 Comprehensive Plan Amendment  
(Miami-Dade County)

Dear Mr. Eubanks:

According to this agency's responsibilities under Section 163, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources were given sufficient consideration in the request to amend the Coral Gables Comprehensive Plan.

We reviewed a proposed text and land use amendment for the University of Miami to consider the potential effects of these actions on historic resources. The University of Miami was founded in 1925, and we would expect that there are resources on campus which are fifty years old or older. According to our records, the only recorded resource within the project area is 8DA523, the Miami First United Methodist Church. Nevertheless, infill and redevelopment must take into account the effect such actions would have on known and potential historic resources—both structures and archaeological sites. If these concerns are addressed and appropriate actions are taken by the city to protect these resources, then any resulting changes should be acceptable. It is the city's responsibility to ensure that the proposed revisions will not have an adverse effect on significant archaeological or historic resources.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at 850.245.6333.

Sincerely,

Laura A. Kammerer, Historic Preservationist Supervisor  
Compliance Review Section  
Bureau of Historic Preservation

xc: Mr. Bob Dennis

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office  
850.245.6300 • FAX: 245.6436

Archaeological Research  
850.245.6444 • FAX: 245.6452

Historic Preservation  
850.245.6333 • FAX: 245.6437



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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7/23/10

July 22, 2010

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

Dear Mr. Eubanks:

**Subject: Coral Gables, DCA #10-1  
Comments on Proposed Comprehensive Plan Amendment Package**

The South Florida Water Management District (District) has completed its review of the proposed amendments from the City of Coral Gables (City). The amendment package consists of proposed text and map amendments that would allow more intensive development on the University of Miami campus.

The District has the following recommendation, which we request you include in your review comments to the City:

- Revise the amendments to include a potable water analysis that demonstrates that water supply sources and facilities are available to serve the full development potential of the proposed land use changes.

The District offers its technical assistance to the City, its water supplier, and the Department of Community Affairs in developing sound, sustainable solutions to meet the City's future water supply needs and protect the region's water resources. For assistance or additional information, please contact Jim Golden at (561) 682-6862 or [jgolden@sfwmd.gov](mailto:jgolden@sfwmd.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Rod Braun".

Rod Braun  
Director  
Intergovernmental Policy and Planning Division

c: Bob Dennis, DCA  
Rachel Kalin, SFRPC  
Marc LaFerrier, Miami-Dade County  
Eric Riel, City of Coral Gables