



STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

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

JEB BUSH  
 Governor

THADDEUS L. COHEN, AIA  
 Secretary

February 14, 2005

Mr. Eric Riel, Jr., Director  
 City of Coral Gables Planning Department  
 City Hall 405 Biltmore Way  
 Coral Gables, Florida 33134

Dear Mr. Riel:

The Department of Community Affairs has reviewed your letter of February 2, 2005, which outlined the scope of work for the City of Coral Gables' Evaluation and Appraisal Report (EAR). The Department concurs that the following major issues, as identified in your letter, will form a good basis for preparing the City's EAR: revision of the Housing Element, to include provision of work-force housing and promotion of senior housing; maintenance of single-family residential neighborhoods and mitigation of adjoining commercial and high-density residential uses; mitigation of traffic impacts, to include promotion of alternative modes of transportation and strengthening of intergovernmental coordination; and placement of parks according to the Parks Master Plan, to include the acquisition of new parks.

In addition to the major issues, please note that the City must also address in its EAR the items listed in § 163.3191(2)(a)-(m), Florida Statutes, as applicable. We would like to call your attention particularly to the following:

- Population projections should include the 5- and 10-year planning timeframes.
- The City should use these population projections to forecast the community infrastructure needs for the 5- and 10-year planning timeframes.
- If it has not already done so, the City should prepare, for inclusion in its comprehensive plan, recommended intensity standards for all of its nonresidential future land use categories and, for its mixed-use future land use categories, a recommended percentage distribution among the mix of uses, or other objective measurement.
- Affordable housing should be discussed in the EAR (as noted in your list of major issues).

We look forward to receiving the City's EAR. If you have any questions or need additional assistance, please get in touch with Paul Darst, reviewing planner, at (850) 922-1764 or email: paul.darst@dca.state.fl.us.

Sincerely,

Charles Gauthier, AICP  
 Chief, Office of Comprehensive Planning

cc: Ms. Carolyn Dekle, Executive Director, South Florida Regional Planning Council

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100  
 Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781  
 Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE  
 2796 Overseas Highway, Suite 212  
 Marathon, FL 33050-2227  
 (305) 289-2402

COMMUNITY PLANNING  
 2555 Shumard Oak Boulevard  
 Tallahassee, FL 32399-2100  
 (850) 488-2356

EMERGENCY MANAGEMENT  
 2555 Shumard Oak Boulevard  
 Tallahassee, FL 32399-2100  
 (850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT  
 2555 Shumard Oak Boulevard  
 Tallahassee, FL 32399-2100  
 (850) 488-7956



# The City of Coral Gables

Planning Department

CITY HALL 405 BIRMINGHAM WAY

14

February 2, 2005

Mr. Dan Evans  
State of Florida  
Department of Community Affairs  
Division of Community Planning  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399

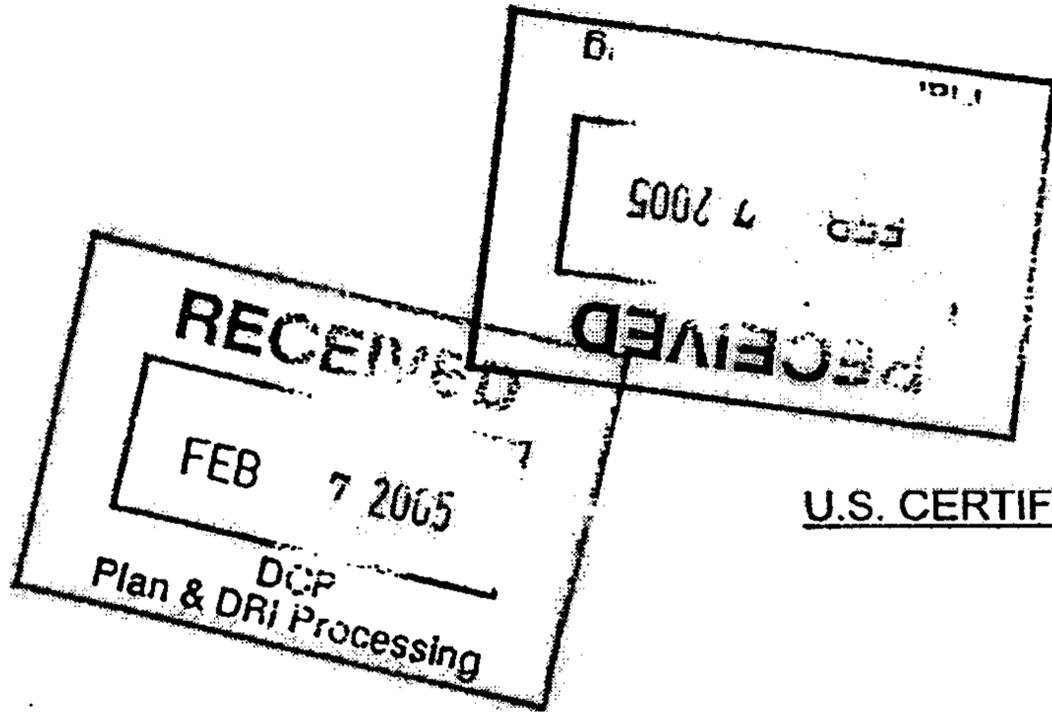
RE City of Coral Gables Evaluation and Appraisal Report (EAR) Scoping Meeting

Dear Mr. Evans:

Thank you again for meeting with the City of Coral Gables and its consultant team on Friday, January 28, 2005 for our initial EAR scoping meeting. As agreed upon at that meeting, the City will proceed with presenting the following issues to the public at the tentatively scheduled April 13, 2005 Scoping Meeting:

- Complete Rewrite of Housing Element
  - Provide Workforce Housing within the City of Coral Gables
  - Promotion of Senior Housing within the City
- Maintain Single Family Residential neighborhoods and mitigate adjoining Commercial and High Intensity Residential Uses
  - Strengthen Existing Policies and Create New Policies
- Mitigation of Traffic Impacts
  - Promote Alternative Modes of Transportation
  - Strengthen Intergovernmental Coordination
- Placement of Parks per the Parks Master Plan
  - Parks and Recreation is Conducting a Study, Follow Recommendation of Parks and Recreation Study
  - Acquire Land for New Parks

The City is looking forward to working with both the Department of Community Affairs (DCA) and South Florida Regional Planning Council throughout the completion of the EAR and subsequent EAR-based amendments to the Comprehensive Land Use Plan.

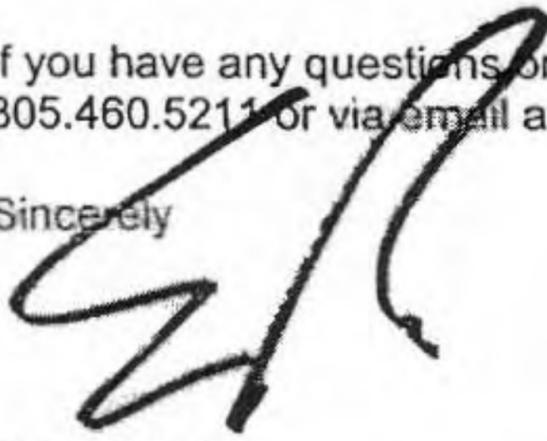


U.S. CERTIFIED MAIL

Mr. Dan Evans  
February 2, 2005  
Page 2

If you have any questions or need additional information, please do not hesitate to call me at 305.460.5211 or via email at [eriel@coralgables.com](mailto:eriel@coralgables.com).

Sincerely



Eric Riel, Jr.  
Planning Director

cc: Elizabeth Hernandez, City Attorney, City of Coral Gables  
Richard Cannone, Principal Planner, City of Coral Gables  
Wendy Larsen, Siemon & Larsen, PA  
Ellie Zachariades, Siemon & Larsen, PA  
Matt Barnes, Siemon & Larsen, PA  
Valerie J. Hubbard, AICP, Director, Division of Community Planning, DCA  
Roger Wilburn, Acting Regional Administrator, Division of Community Planning, DCA  
Bob Daniels, Principal Planner, South Florida Regional Planning Council  
Carlos Gonzalez, Senior Planner, South Florida Regional Planning Council  
Planning Department File

I:\2006 EAR\CORRESPONDANCE\DCA initial scoping follow up.doc