

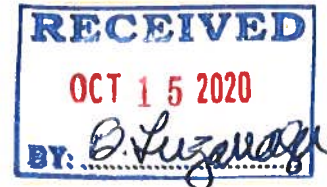
Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

October 9, 2020

The Honorable Raúl Valdes-Fauli
Mayor, City of Coral Gables
P. O. Box 141549
Coral Gables, Florida 33114-1549



Dear Mayor Valdés-Fauli:

The Department of Economic Opportunity ("Department") has reviewed the City of Coral Gables proposed comprehensive plan amendment (Amendment No. 20-01ESR), received on September 11, 2020, pursuant to the expedited state review process in Section 163.3184(2)(3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within the Department's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Future land use categories must include a range of meaningful and predictable density and intensity standards to be followed in the control and distribution of population densities and building and structure intensities consistent with Sections 163.3177(1) and (6)(a)1., Florida Statutes. Proposed changes to Future Land Use Policies 1.1.3, 1.1.4 and 1.1.5 seek to allow "unlimited density" in certain future land use designations for properties within the Central Business District (CBD) and the Design/Industrial District. Allowing "unlimited density" is not consistent with the statutory mandate to provide meaningful and predictable standards by which land can be developed. In response, the amendment should be revised prior to adoption to establish at least a maximum residential density standard for the Central Business District and Design and Innovation Districts within the future land use designations enumerated in FLU Policies 1.1.3, 1.1.4, and 1.1.5 consistent with Sections 163.3177(1) and (6)(a)1., Florida Statutes.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

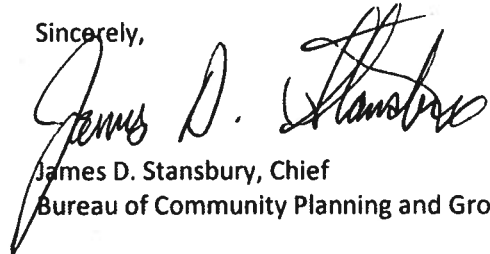
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- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ ez

Enclosure(s): Procedures for Adoption

cc: Ramon Trias, PhD, AIA, AICP, LEED AP, Assistant Director of Development Services, City of Coral Gables
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council