

September 29, 2023

The Honorable Vince C. Lago
Mayor, City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Dear Mayor Lago:

The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Coral Gables (Amendment No. 23-01ESR) received on August 30, 2023. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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:

- 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section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 transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Jana Williams, Planning Analyst, by telephone at (850)-717-8483 or by email at Jana.Williams@Commerce.fl.gov.

Sincerely,



Yazmin Valdez, Regional Planning Administrator
Bureau of Community Planning and Growth

YV /jw

Enclosure(s): Procedures for Adoption

cc: Jennifer Garcia, AICP, City Planner, City of Coral Gables

Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fideo.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

September 26, 2023

Ms. Jennifer Garcia, AICP, CNU-A
City Planner,
Planning and Zoning Division
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

**Subject: Comments for the City of Coral Gables Comprehensive Plan
Amendment FDEO #23-01ESR**

Dear Ms. Garcia:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed text amendments to the City of Coral Gables' Comprehensive Plan. The proposed amendments modify text within the Future Land Use Element to increase maximum building heights for commercial land uses and industrial land uses with parks incentives if developed pursuant to the Design & Innovation District Regulations. An additional amendment is proposed for industrial land uses to be granted an additional 25% floor area ratio for properties qualifying as receiving sites for transfer of development rights (TDRs).


The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed text amendment would not adversely impact transportation resources and facilities of state importance.

Thank you for coordinating on the review of these proposed amendments with FDOT. If you have any questions, please do not hesitate to contact me by email at shereen.yeefong@dot.state.fl.us or at 305-470-5393.

Ms. Jennifer Garcia, AICP, CNU-A
September 26, 2023
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Sincerely,

DocuSigned by:



Shereen Yee Fong
Transportation Planner IV

Cc: Daniel Iglesias, P.E., Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Kenneth Jeffries, Florida Department of Transportation, District 6
Barbara Powell, Florida Department of Commerce
Isabel Cosio Carballo, South Florida Regional Planning Council
Kathe Lerch, South Florida Regional Planning Council

August 31, 2023

RESPONSE VIA EMAIL ONLY

Ms. Jennifer Garcia, AICP, CNU-AD
Assistant Director of Development Services
City of Coral Gables
P.O. Box 141549
Coral Gables, Florida 33114-1549

RE: FLUE Design and Innovation District Regulation

Dear Mr. Trias, PhD, AIA, AICP LEED AP:

Thank you for submitting Coral Gables' proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 23-01ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), 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. You will receive the Department's Comment Letter no later than September 29, 2023.

If you have any questions please contact Donna Harris, Plan Processor at (850) 717-8491 or Yazmin Valdez, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8524.

Sincerely,



Barbara Powell, Deputy Bureau Chief
Bureau of Community Planning and Growth

BP/dh

cc: External Agencies



The City of Coral Gables

Planning & Zoning Division

427 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134

August 28, 2023

Florida Department of Economic Opportunity, Bureau of Comprehensive Planning
Plan Processing Administrator, Attention: Ray Eubanks
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120
Attention: Ray Eubanks

Dear Mr. Eubanks:

Please be advised that the City of Coral Gables Local Planning Agency (Planning & Zoning Board) held a duly advertised public hearing for amendments to the City's Comprehensive Plan on July 12, 2023 for the below proposed amendments. The Future Land Use element amendments received a recommendation for denial (3-2) from the Local Planning Agency on July 12, 2023. Per Section 14-102.3. of the City's Zoning Code, the failure to obtain 4 affirmative votes to amend the Comprehensive Plan shall be deemed a recommendation of denial of such amendment.

On August 22, 2023, the Local Governing Body (City Commission) also held a duly advertised public hearing and approved (3-2) the attached proposed amendments. This letter constitutes transmittal of all relevant documentation by the City to the Department of Economic Opportunity (DEO) for review under the expedited state review process.

The proposed ordinance (agenda item E.6.) is attached along with a copy of the City Commission agenda and meeting minutes showing Commission action. (See Attachment 1)

The proposed amendments revise the Future Land Use Element of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," to provide additional building height up to one hundred and thirty-seven feet and six inches with parks incentives if developed pursuant to the Design & Innovation District Regulations. The proposed amendments also clarify the Design & Innovation District as a Transfer of Development Rights Receiving Area.

We have included agenda memos and staff reports for your review (See Attachment 2), noting that in the Planning & Zoning Board Staff report, the specific Comprehensive Plan Review and Analysis are located on pages 2-4. Public notice documentation is also provided.

We appreciate the continued assistance and cooperation of the Florida DEO in the development and refinement of the City of Coral Gables Comprehensive Plan as we continue to address changing economic development goals and needs. Should you have any questions or require any additional information, please feel free to contact me at 305-460-5214.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Garcia".

Jennifer Garcia, AICP, CNU-A
City Planner, Planning and Zoning Division
City of Coral Gables
Tel: 305-460-5214
jgarcia4@coralgables.com