

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

January 19, 2018

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

Dear Mayor Valdes-Fauli:

The Department of Economic Opportunity (“Department”) has completed its review of the proposed comprehensive plan amendment for the City of Coral Gables (Amendment No. 17-2ER), which was received and determined complete on November 22, 2017. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified no objections to the amendment. We are also providing three comments in response to the amendment. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is “in compliance” as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

The City of Coral Gables should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. Also, please note that Section 163.3184(4)(e)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of the Department’s attached report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.

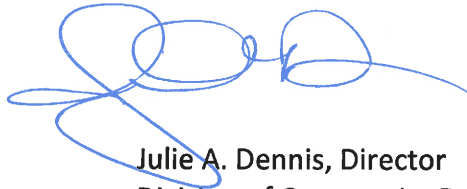
Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Raul Valdes-Fauli
City of Coral Gables, 17-2ER
January 19, 2018

If you have any questions related to this review, please contact Katherine Beck by telephone at (850) 717-8498 or by email at katherine.beck@deo.myflorida.com.

Sincerely,



Julie A. Dennis, Director
Division of Community Development

JD/kb

Enclosures: Objections, Recommendations, and Comments Report
Review Agency Comments
Procedures for Adoption

cc: Ramon Trias, AIA, AICP, Director of Planning and Zoning, City of Coral Gables
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

PROPOSED COMPREHENSIVE PLAN AMENDMENT

CITY OF CORAL GABLES (17-2ER)

The Department identified three comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is “in compliance” as defined in Section 163.3184(2) and (4), Florida Statutes.

Potential Comments:

Comment 1: *Planning Horizons*

The City’s Comprehensive Plan establishes planning horizons of 2007-2014 and 2015-2020. In accordance with Section 163.3177(5)(a), F.S., each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan’s adoption and one covering at least a 10-year period. The City’s *Future Land Use Map* (FLUM) was updated in 2013. An updated planning horizon could be adopted, and the FLUM could be updated to reflect the long term planning horizon contained in the *Future Land Use Element*. This would help ensure consistent interpretation throughout the comprehensive plan.

Comment 2: *Land Use Categories*

Adopted text changes to Policy FLU-1.1.2 , Table FLU-2. *Commercial Land Use Categories* are not reflected within the *Future Land Use Element* or incorporated within either the current or proposed land use maps.

The City could consider, prior to adoption, updating the proposed future land use element and future land use map to reflect the land use categories.

Comment 3: *Small Scale Amendments*

Multiple small scale amendments have been adopted since the last EAR based amendment adoption but are not reflected on either the current or proposed land use maps.

The City could consider, prior to adoption, updating the proposed future land use map to reflect the land use categories in the Future Land Use Element.

Agency Comments:

1. The Florida Department of Environmental Protection response attached.
2. The South Florida Water Management District response attached.
3. The Florida Department of Transportation has no response as of 12/14/17.
4. The South Florida Regional Planning Council has no response as of 12/14/17.
5. The Florida Department of State has no response as of 12/14/17.
6. The Miami-Dade County Planning Division response attached.



Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • Suite 1250
Miami, Florida 33128-1902
305-375-2835 Fax: 305-375-2560
www.miamidade.gov/planning

December 28, 2017

Ramon Trias, AIA, AICP, LEED AP
Planning and Zoning Director
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

Re: Transmittal of Evaluation and Appraisal Review (EAR) based Amendments; DEO No. 17-2ESR

Dear Mr. Trias:

The Miami-Dade County Department of Regulatory and Economic Resources (Department) has reviewed the proposed Evaluation and Appraisal Review (EAR)-based amendment adding a Coastal Management Element to the City of Coral Gables' Comprehensive Plan. Our review is conducted to identify points of consistency or inconsistency with the goals, objectives, policies and relevant provisions of the Miami-Dade County Comprehensive Development Master Plan (CDMP), and whether the proposed amendments impact County public facilities and services.

The proposed Coastal Management (CM) Element is intended to plan for development where appropriate, and to restrict development where such impacts would further damage or destroy coastal resources. The proposed CM Element consists of four goals to include: natural resources preservation; the promotion of best practices to minimize "peril of flood;" promotion of best practices for post disaster redevelopment and hazard mitigation; and to improve public awareness of the City's coastal resources and minimize user conflicts.

Based on the information provided and the County CDMP's goals, objectives and policies, the proposed amendment is generally consistent with the CDMP. The Miami-Dade Office of Emergency Management (OEM), Water and Sewer Department (WASD), and the Division of Environmental Resources Management (DERM) offer the following courtesy comments (please see the attached memoranda for DERM's and OEM's complete comments):

Office of Emergency Management

- Page 15, Section 3.4, Hurricane Evacuation; Figure 11: The figure appears to depict the old Evacuation Zones, of which there were 3, and the text states that Miami-Dade County "recommends evacuation of parcels east of Old Cutler for Category 2 or greater." As of 2013 we have identified five storm surge planning zones. The potential evacuation order for Category 2 and higher go much further west than Old Cutler.
- Page 17, Section 3.5, Storm Surge Zones, and Figure 13: The document states "As indicated in the Miami-Dade County Storm Surge Zones, east of Old Cutler Road is at risk for storm surges." This statement is not completely accurate. Addresses well west of Old Cutler are also at risk for storm surges. There is also no reference of where Figure 13, entitled Storm Surge Zones, was obtained.

Ramon Trias, AIA, AICP, Director
City of Coral Gables
December 28, 2017
Page 2 of 2

- Attachment A, Page 1, Policy CMT-1.1.3: As an additional point of consideration, the policy should include a provision that all marinas must develop an emergency plan that addresses requirements that boat owners ensure their boats are moved to alternate locations or safely secured for hurricanes to minimize debris and damages.

Division of Environmental Resources Management

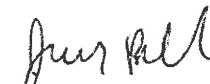
- The City should redesignate the R. Hardy Addition as "Preserve and Open Space" in order to be consistent with Section 24-50 of the Code (of Miami-Dade County) and the County CDMP.
- The City should consider the designation of Matheson Hammock Park, Chapman Field Park, the Cocoplum Mangrove Preserve, R. Hardy Matheson Preserve and other areas as Mangrove Protection Areas in the proposed Coastal Management Element.
- The City should include language in the Coastal Element relating to the protection and maintenance of native plant communities within the coastal areas of the City.
- The City should modify the boundary defining the "coastal areas" in order to be consistent with the Coastal Zone as defined in Chapter 380.205(2) F.S.
- The proposed Coastal Management Element should include the complementary policies found in the Natural Resources Element of the City's Comprehensive Plan to include: Objectives NAT-1.4.; NAT-2.1; NAT-2.2.; NAT-2.3 and their associated Policies.
- The City must provide for the management of manatee habitats within the Coral Gables Waterway and canals within its municipal boundaries to comply with Federal, State and County regulations aimed at safeguarding the manatee and its environment.

Water and Sewer Department

- The City should add a policy to the Intergovernmental Coordination Element to state that the City will provide WASD with an annual update of planned projects within the public right-of-way.

Thank you for the opportunity to comment on the City's proposed Coastal Management Element. If you or any member of your staff have any questions, please contact me or Kimberly Brown, AICP, Section Supervisor, at 305-375-2835.

Sincerely,



Jerry Bell, AICP
Assistant Director for Planning

JB:KB:smd

c: Ray Eubanks, Florida DEO
Cathie Perkins, OEM
Maria Valdes, MDWASD
Christine Velazquez, DERM

Attachments

Memorandum



Date: December 13, 2017

To: Jerry Bell, Assistant Director
Planning and Zoning Division, RER

From: Jose Gonzalez, P.E., Division Chief
Environmental Resources Management Division, RER

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written in a cursive style.

Subject: City of Coral Gables 2017 Proposed Amendments to the Comprehensive Plan to Include a Coastal Management Element

The Division of Environmental Resources Management (DERM) staff has reviewed the proposed City of Coral Gables amendment to the text of the Comprehensive Master Plan to Include a Coastal Management Element to protect coastal areas of the City, and provide the following comments:

Public Water Supply

The City of Coral Gables is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. Any proposed land use is required to connect to public water pursuant to Chapter 24 of the Code of Miami-Dade County (the Code).

The source of potable water for this area is the Alexander Orr Water Treatment Plant which is owned and operated by MDWASD. Furthermore, at this time the plant has sufficient capacity to provide the current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

Sanitary Sewer System

The City of Coral Gables is located within the City of Coral Gables Water and Sewer Department franchised sewer service area. Any development with available sewer lines abutting or within feasible distance will be required to connect to public sewer pursuant to Chapter 24 of the Code. The general area is served by a series of gravity mains and force mains. Septic tanks and drainfields are used in some portions of the town as means for the disposal of domestic liquid waste.

Sewer flow collected by public sewer lines is collected by private and public pump stations which direct the flow to the South District Wastewater Treatment Plant. The public pump stations and the South Wastewater Treatment Plant are owned and operated by MDWASD.

In light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity to handle de additional flows from future development, final development orders for the area will be subject to adequate capacity in the system at the point in time when proposed projects will be contributing sewage to the system. Final determination of capacity will be issued in conjunction with either the Department's review of Certificate of Use and/or Plan Review.

Water Management

The Table of Contents Item 4.0 GOALS, OBJECTIVES AND POLICIES in attachment A shall consider the Miami-Dade County CDMP Coastal Management Element has objectives that could be relevant to the proposed Coral Gables Coastal Management Element, as well as objectives Objective CM-9, CM-10, and CM-11.

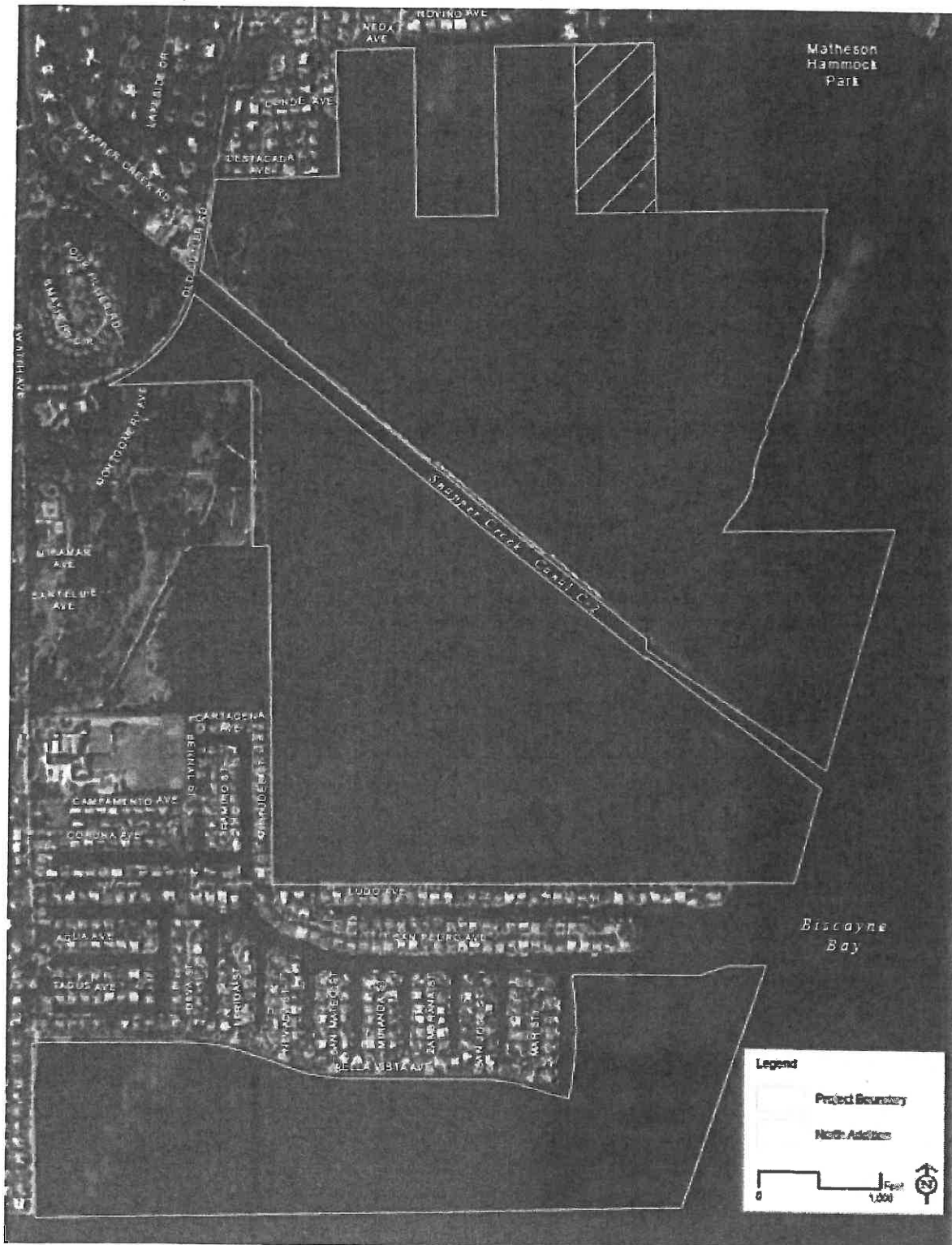
Environmentally Endangered Lands

The City of Coral Gables contains lands acquired and managed by the Miami-Dade County Environmentally Endangered Lands (EEL) Program. Matheson Hammock Park is owned by Miami-Dade County and portions are managed by the EEL Program (see attached map). R. Hardy Matheson Preserve is a State-owned property (through the Conservation and Recreational Lands (CARL) Program. The purpose of the acquisition was conservation of environmentally-sensitive resources, consistent with the CARL Program. Miami-Dade County currently leases this property from the State of Florida, and it is primarily managed by the EEL Program (see attached map). The R. Hardy Matheson Addition parcel with folio 03-5107-001-0010 (see attached map) was purchased by Miami-Dade County through the EEL Program.

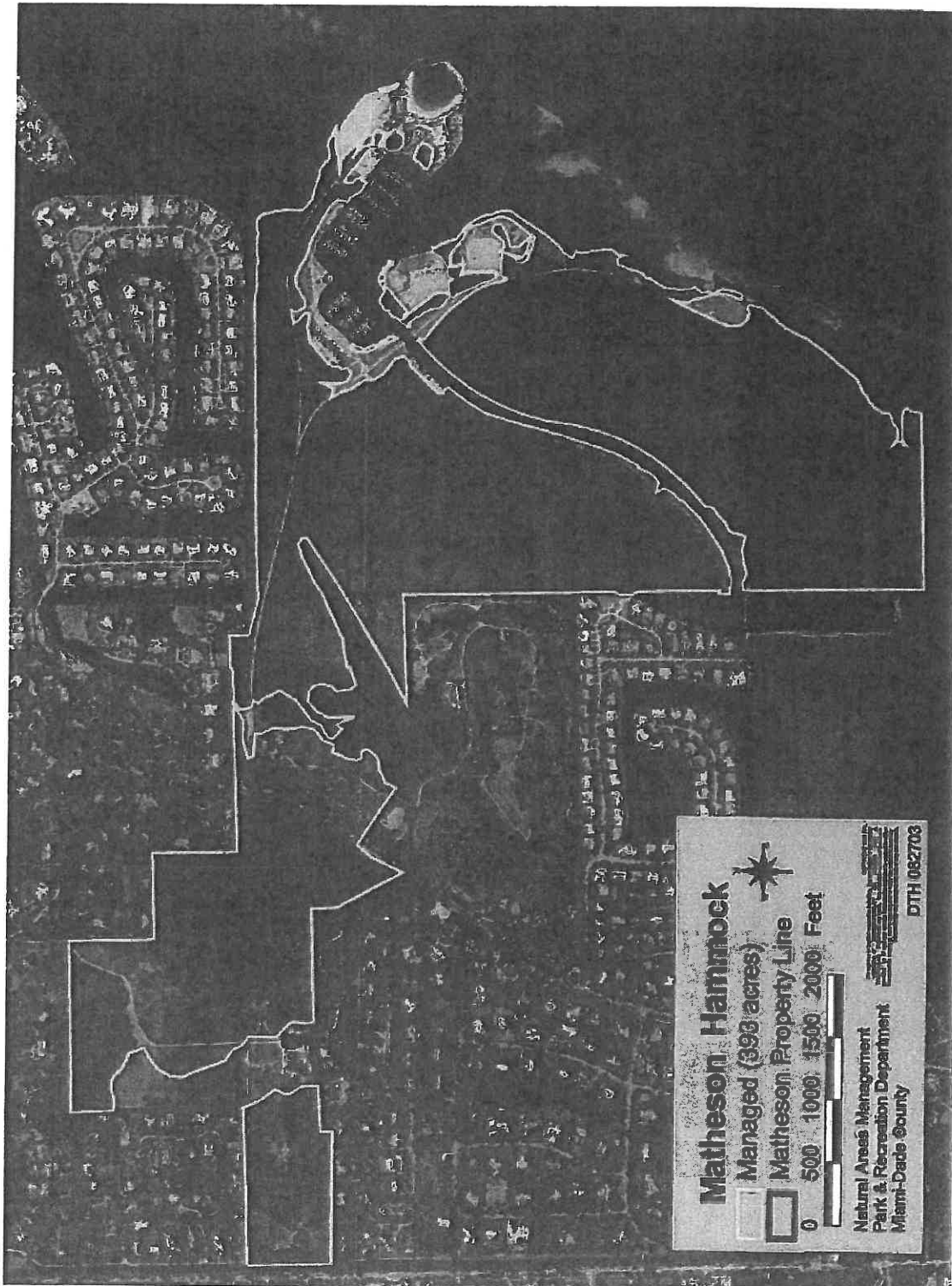
Local voters created the Environmentally Endangered Lands (EEL) Program in 1990 to acquire, restore and manage natural areas in an effort to conserve some of the county's endemic and diminishing native habitats, primarily globally-imperiled pine rockland, tropical hardwood hammock, xeric scrub, tree islands, freshwater marsh and glades, and saltwater wetlands and mangroves. These natural areas contain the forests and wetland plant communities that sustain rare plants, animals and their habitat. These lands support a diversity of species, outstanding geologic and natural features, and function as a sustaining and resilience component of our ecosystem and community. Once acquired or accepted for management, these properties are subject to the EEL Ordinance for preservation and management consistent with Section 24-50 of the Code. Use of these Preserves must also be consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP).

The Coral Gables "Existing Land Use Map" does not depict the R. Hardy Addition EEL-owned parcel (folio 03-5107-001-0010) as "Preserve and Open Space" and the Coral Gables "Future Land Use Map" indicates the same parcel is "Single Family Low Density," which is inconsistent with Section 24-50 of the Code and the County's CDMP. DERM recommends the designation of this parcel be properly reflected to concur with the County-wide CDMP, as preservation or protected conservation land. The EEL Program is a willing seller program and may acquire more public conservation land in acquisition areas of the City. When acquisitions occur within the City of Coral Gables, the EEL Program will advise the City so records are can be property reflected.

R. Hardy Matheson Preserve



EEL Area at Matheson Hammock



Natural Resources and Water Resources Coordination

The Coastal Management Element of Miami-Dade County's CDMP includes policies regarding the intrinsic value of coastal areas, such as habitat and wildlife. The City is encouraged to adopt similar objectives and policies including but not limited to Policy CM-1A from the County's CDMP which identifies Mangrove Protection Areas (MPAs). Several of these MPAs are located in the City of Coral Gables including Matheson Hammock Park, Chapman Field Park, the Cocoplum Mangrove Preserve and R. Hardy Matheson Preserve.

It is recommended that the City of Coral Gables designate these areas as Mangrove Protection Areas in the proposed Coastal Management Element. It is recommended that no cutting, trimming, pruning or other alteration including dredging or filling of mangroves be permitted pursuant to the City's Comp Plan in these areas except for purposes of surveying or for projects that are: (1) necessary to prevent or eliminate a threat to public health, safety or welfare; (2) water dependent; (3) required for natural system restoration and enhancement; or (4) clearly in the public interest; and where no reasonable upland alternative exists. In such cases, the trimming or alteration shall be kept to the minimum, and done in a manner, which preserves the functions of the mangrove system, and does not reduce or adversely affect habitat used by endangered or threatened species.

It is also recommended that language be included in the Coastal Element relating to the protection and maintenance of native plant communities within the coastal areas of the City due to the importance of these natural areas to the City's coastal zone. The City's coastal element should require that mangrove forests, coastal hammocks and other natural vegetative communities be maintained, protected, and incorporated into landscaping plans where development or redevelopment is to occur. Such protection standards should not apply for trimming of mangroves authorized by exemption pursuant to Chapter 403, Florida Statutes, or for trimming or removal of vegetation in County designated Natural Forest Communities where prior approval has been obtained from Miami-Dade County. To promote revegetation of coastal band mangrove trees, pruning or alteration of propagule or seed bearing trees shall be conducted in such a manner to preserve as much of the seed source as possible and top pruning of red mangroves shall be prohibited except as otherwise authorized by Miami-Dade County. Limited removal and trimming of mangrove trees outside of Mangrove Protection Areas for the purpose of providing necessary maintenance and/or visual shoreline access may be permitted, pursuant to the provisions of Chapter 24 of the Code, as may be amended from time to time, or qualify for an exemption pursuant to Chapter 403, Florida Statutes (F.S.).

Figure 4 in the supporting materials for the proposed element depicts "Coastal Areas" that will be used for the purposes of comprehensive planning. However, this depiction specifically excludes coastal areas located north of Sunset Drive, including but not limited to the northern portion of the Coral Gables Waterway and areas immediately adjacent to Biscayne Bay which host high value natural resources and ecosystems and warrant the same level of protection and management as planned for those areas located within Coastal Areas defined in the supporting materials of the proposed Coastal Management Element (Exhibit A page 4, Figure 2 and Figure 9). It is therefore recommended that the boundary defining the "coastal areas" be modified to be consistent with the Coastal Zone as defined in Chapter 380.205(2) F.S.

It is recommended that the proposed Coastal Management Element includes the complementary policies found in the Natural Resources Element of the current Coral Gables Comprehensive Plan. Specifically, Coastal Management issues addressed in the following: **Objectives NAT-1.4.; NAT-2.1; NAT-2.2.; NAT-2.3** and their associated Policies.

The following text amendments to the proposed Coastal Management Element are also recommended:

Objective CMT-1.1 Preserve and protect existing natural systems resources including wetlands and mangrove systems within Matheson Hammock Park, Chapman Field Park, the Cocoplum Mangrove Preserve and R. Hardy Matheson Preserve, as well as and those portions of Biscayne Bay that lie within the City's boundaries.

Policy CMT-1.1.1 The City will adhere to Miami-Dade County RER-DERM standards and required RER-DERM approvals in its permitting procedures to ensure that the facilities in the Coastal Zone as defined in Chapter 380.205(2) F.S. or and near major canals do not post a significant threat to water quality.

Policy CMT-1.1.2 Encourage the reduction in Identify and reduce point and non-point sources of pollution into Biscayne Bay and its adjacent tributaries within the City through coordination with Miami-Dade County RER-DERM, the South Florida Water Management District, the U.S. Army Corps of Engineers, and any other appropriate state and federal agencies and entities, in order to reduce pollution improve water quality in Biscayne Bay and waterways within the City limits and jurisdiction. into Biscayne Bay and its adjacent tributaries..

Policy CMT-1.1.3. Marinas and docks are will required to meet marina the docking facility siting requirements of consistent with the Miami-Dade County Manatee Protection Plan and to comply with city development standards, and receive as well as appropriate county, state, and federal approvals and in the land development regulations.

Policy CMT-1.1.4. Site development criteria will ensure that development or redevelopment within the Coastal Zone as defined in Chapter 380.205(2) F.S. will not adversely affect the natural environment or and lead to a net loss of public access to the City's natural resources.

Policy CMT-1.1.5. All City publicly owned property within the Coastal Zone as defined in Chapter 380.205(2) F.S. that may be identified as areas with significant or unique natural or archeological resources will be designated as Environmental Preservation Districts, and the City will also consider designating private properties within the Coastal Zone with significant or unique natural resources as Environmental Preservation Districts."

Policy CMT-1.1.6. City development standards will protect and restore the aesthetic appearance of public access areas and preserves, and will prohibit uses and activities incompatible with the preservation of natural resources.

Policy CMT-3.1.1. Coordinate and ensure consistency with existing public resource protection and conservation plans. through appropriate regulatory procedures.

Objective CMT-4.1. – Increase access to public lands on Biscayne Bay, the City's Shorelines and waterways where impacts to coastal resources are avoided and minimized, including wetlands, living marine resources, wildlife habitat, and historic resources.

Policy CMT-4.1.2. The City will incorporate provisions for public physical and/or visual access to the shoreline in its waterfront zoning regulations provided that they are consistent with Goal NAT-2 of the Natural Resources Element and associated Objectives and Policies of the City's Comprehensive Plan.

Pursuant to the MPP, the Coral Gables Waterway and associated canals are Essential Habitat to the federally listed West Indian Manatee (*Trichechus manatus*), where activities sensitive to the manatee and its welfare occur. The above referenced waterway and canals function as a protection area, warm water refuge, and travel corridor to and from foraging grounds. The City must provide for the

management of manatee habitats within the Coral Gables Waterway and canals within its municipal boundaries to comply with Federal, State and County regulations aimed at safeguarding the manatee and its environment.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Beck, Katherine

From: Biblo, Adam A
Sent: Wednesday, December 20, 2017 9:12 AM
To: Beck, Katherine
Subject: FW: Coral Gables 17-2ER Proposed

Adam Antony Biblo, AICP
Regional Planning Administrator
Florida Department of Economic Opportunity
850-717-8503
Adam.Biblo@deo.myflorida.com

Planning for a Changing World

From: DCPexternalagencycomments
Sent: Tuesday, December 19, 2017 3:57 PM
To: Biblo, Adam A <Adam.Biblo@deo.myflorida.com>
Subject: FW: Coral Gables 17-2ER Proposed

D. Ray Eubanks
Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120
850-717-8483
Ray.Eubanks@deo.myflorida.com



From: Plan_Review [<mailto:Plan.Review@dep.state.fl.us>]
Sent: Tuesday, December 19, 2017 9:50 AM
To: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Coral Gables 17-2ER Proposed

To: Ray Eubanks, DEO Plan Processing Administrator

Re: Coral Gables 17-2ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.



Beck, Katherine

From: Biblo, Adam A
Sent: Thursday, November 30, 2017 9:37 AM
To: Beck, Katherine
Subject: FW: Coral Gables, DEO #17-2ER Comments on Proposed Comprehensive Plan Amendment Package

A. A. Biblo, AICP
Regional Planning Administrator
Florida Department of Economic Opportunity
850-717-8503
Adam.Biblo@deo.myflorida.com

Planning for a Changing World

From: Manning, Terese [mailto:tmanning@sfwmd.gov]
Sent: Thursday, November 30, 2017 9:25 AM
To: 'Trias, Ramon' <rtrias@coralgables.com>
Cc: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; Biblo, Adam A <Adam.Biblo@deo.myflorida.com>; Isabel Cosio Carballo (isabelc@sfrpc.com) <isabelc@sfrpc.com>; Isabel Moreno <imoreno@sfrpc.com>; Jerry Bell (Jerry.Bell@miamidade.gov) <Jerry.Bell@miamidade.gov>
Subject: Coral Gables, DEO #17-2ER Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Trias:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Coral Gables (City). The amendment package includes the City's EAR-based amendments. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the City's Work Plan was to be adopted by March 12, 2015; however, the District has not received the updated Work Plan for review to date. The City will need to include updated water demand projections for the identified planning period, identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/our-work/water-supply/work-plans>.

The District offers its technical assistance to the City and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact me at (561) 682-6779 or tmanning@sfwmd.gov.

Sincerely,

Terry Manning, Policy and Planning Analyst
South Florida Water Management District
Water Supply Implementation Unit
3301 Gun Club Road
West Palm Beach, FL 33406
Phone: 561-682-6779
Fax: 561-681-6264
E-Mail: tmanning@sfwmd.gov



The City of Coral Gables

Planning and Zoning Division
427 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134

RECEIVED
Bureau of Community Planning

SEP 30 2016

Div. of Community Development
Dept. of Economic Opportunity

September 21, 2016

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

Re: City of Coral Gables Comprehensive Plan Amendment Determination, Evaluation and Appraisal

Dear Mr. Eubanks:

The City of Coral Gables is required pursuant to Chapter 163.3191, Florida Statutes, to evaluate the Comprehensive Plan to determine whether amendments are necessary to reflect changes in State Law, and to inform the Department of Economic Opportunity in the form of a letter. The deadline for completion of the City's evaluation is November 1, 2016. This letter is provided to notify you that the evaluation has been completed.

For the past century Coral Gables has been a national example of excellence in town planning. Founder George Merrick planned and implemented a plan for neighborhoods and business districts in the 1920's. Top planning and design professionals collaborated with Merrick, including landscape architect Frank Button, architect George Fink and artist Denman Fink. The original plan of the City continues to guide development decisions.

The last Evaluation and Appraisal Report was completed in 2007, and the Comprehensive Plan was substantially rewritten and found in compliance in 2010. Since that time, the City has not annexed land and all development and redevelopment has taken place in areas that have urban infrastructure. Staff has updated the Comprehensive Plan and Future Land Use Map periodically, in an effort to continue the City's tradition of planning excellence, to reflect development requests.

Staff has determined that plan amendments may be necessary to comply with recent changes on Chapter 163. We anticipate preparing updates to the Coastal Management Element pursuant to 163.3178(2)(f), Florida Statutes. We intend to transmit appropriate amendments upon completion. Please do not hesitate to contact me, should you need further information.

Sincerely,

Ramon Trias AIA AICP LEED AP
Director of Planning and Zoning

cc: Cathy Swanson-Rivenbark, ICMA-CM, AICP, CEcD, City Manager
Peter Iglesias, P.E., Assistant City Manager
Charles Wu, AICP, Assistant Director of Development Services

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

PROPOSED COMPREHENSIVE PLAN AMENDMENT

CITY OF CORAL GABLES (17-2ER)

The Department identified three technical assistance comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is “in compliance” as defined in Section 163.3184(2) and (4), Florida Statutes.

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2. The South Florida Water Management District response attached.
3. The Florida Department of Transportation has no response as of 12/14/17.
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5. The Florida Department of State has no response as of 12/14/17.
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Beck, Katherine

From: Biblo, Adam A
Sent: Wednesday, December 20, 2017 9:12 AM
To: Beck, Katherine
Subject: FW: Coral Gables 17-2ER Proposed

Adam Antony Biblo, AICP
Regional Planning Administrator
Florida Department of Economic Opportunity
850-717-8503
Adam.Biblo@deo.myflorida.com

Planning for a Changing World

From: DCPexternalagencycomments
Sent: Tuesday, December 19, 2017 3:57 PM
To: Biblo, Adam A <Adam.Biblo@deo.myflorida.com>
Subject: FW: Coral Gables 17-2ER Proposed

D. Ray Eubanks
Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120
850-717-8483
Ray.Eubanks@deo.myflorida.com



From: Plan_Review [<mailto:Plan.Review@dep.state.fl.us>]
Sent: Tuesday, December 19, 2017 9:50 AM
To: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Coral Gables 17-2ER Proposed

To: Ray Eubanks, DEO Plan Processing Administrator

Re: Coral Gables 17-2ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.



Beck, Katherine

From: Biblo, Adam A
Sent: Thursday, November 30, 2017 9:37 AM
To: Beck, Katherine
Subject: FW: Coral Gables, DEO #17-2ER Comments on Proposed Comprehensive Plan Amendment Package

A. A. Biblo, AICP
Regional Planning Administrator
Florida Department of Economic Opportunity
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Adam.Biblo@deo.myflorida.com

Planning for a Changing World

From: Manning, Terese [mailto:tmanning@sfwmd.gov]
Sent: Thursday, November 30, 2017 9:25 AM
To: 'Trias, Ramon' <rtrias@coralgables.com>
Cc: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; Biblo, Adam A <Adam.Biblo@deo.myflorida.com>; Isabel Cosio Carballo (isabelc@sfrpc.com) <isabelc@sfrpc.com>; Isabel Moreno <imoreno@sfrpc.com>; Jerry Bell (Jerry.Bell@miamidade.gov) <Jerry.Bell@miamidade.gov>
Subject: Coral Gables, DEO #17-2ER Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Trias:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Coral Gables (City). The amendment package includes the City's EAR-based amendments. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the City's Work Plan was to be adopted by March 12, 2015; however, the District has not received the updated Work Plan for review to date. The City will need to include updated water demand projections for the identified planning period, identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/our-work/water-supply/work-plans>.

The District offers its technical assistance to the City and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact me at (561) 682-6779 or tmanning@sfwmd.gov.

Sincerely,

Terry Manning, Policy and Planning Analyst
South Florida Water Management District
Water Supply Implementation Unit
3301 Gun Club Road
West Palm Beach, FL 33406
Phone: 561-682-6779
Fax: 561-681-6264
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