

City of Coral Gables Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: April 19, 2006

Subject: **Evaluation and Appraisal Report (EAR) of the Comprehensive Land Use Plan:**
A Resolution of the Coral Gables City Commission adopting and transmitting the Evaluation and Appraisal Report (EAR) of the City of Coral Gables Comprehensive Land Use Plan; requesting that the Florida Department of Community Affairs delegate the sufficiency review of the EAR to the South Florida Regional Planning Council; and providing an effective date.

Staff Recommendation

The Planning Department recommends that the Planning and Zoning Board secure public input and recommend adoption and transmittal (see Attachment A) of the Evaluation and Appraisal Report of the City of Coral Gables Comprehensive Land Use Plan (CLUP).

The meeting is only to discuss the evaluation of the CLUP, as further described below, not to discuss future "EAR-based amendments" or the rewrite of the CLUP.

Background

What is the EAR?

The Evaluation and Appraisal Report (see Attachment B, Volumes 1 and 2) consists of a three-step process: (1) A series of "scoping" discussions to establish the parameters of the assessment; (2) an evaluation and appraisal of the Comprehensive Land Use Plan resulting in adoption of the EAR document; and (3) a rewrite of the CLUP via "EAR-based amendments" that implement the findings of the EAR.

The purpose of the EAR is to evaluate and assess the effectiveness, successes, and failures of the CLUP in accomplishing its adopted objectives, and to suggest changes or amendments needed to update the plan, including reformulated objectives, policies or standards. Moreover, the law provides that the EAR shall act as the principal vehicle for updating local government comprehensive plans to (1) respond to changing conditions and trends, (2) address changes in state, regional, and local policies on planning and growth management, (3) ensure effective intergovernmental coordination, and (4) identify major issues regarding the community's achievement of its goals.

It is important to underscore that the EAR does not in and of itself amend the comprehensive plan. Once the EAR is adopted and found sufficient by the applicable regional and state regulating agencies, the City then has to prepare "EAR-based amendments" to the comprehensive plan that address and implement the findings of the EAR. These amendments are processed in the same manner as all other CLUP amendments, and will have to go through the Planning and Zoning Board

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and City Commission for consideration and adoption.

History

The City, in conjunction with the consulting firm of Siemon and Larsen, P.A., has been working on the EAR since January 2005, during which time the following accomplishments have taken place:

- Preliminary meetings with the Florida Department of Community Affairs (DCA) and the South Florida Regional Planning Council (SFRPC) to confirm EAR requirements and processes, resulting in the DCA Letter of Understanding, which approved the City's identification of major issues (02.14.05) (see Attachment C).
- EAR scoping meetings with the Planning and Zoning Board (03.09.05 and 04.13.05) (see Attachment D).
- EAR scoping meeting with the City Commission (04.26.05) (see Attachment E).
- Interagency scoping meeting with adjacent local governments and applicable agencies (04.29.05).
- Interdepartmental meetings and review.

Another important influence on the EAR since its inception has been the ongoing discussions surrounding the Zoning Code Rewrite. In addition to the above EAR meetings and public hearings, the numerous public hearings on the Zoning Code Rewrite have helped to formulate policy direction for all planning and zoning issues facing the City, and are helping to lay out a path for updating the CLUP in the future.

EAR Overview

The City's 2006 EAR addresses all of the requirements of growth management law in 6 key sections:

1. Executive Summary
Provides an overview of the EAR process and a synopsis of the assessment's findings.
2. Community-Wide Assessment
Evaluates how conditions (in population, demographics, etc.) in the community have changed between the date of the previous EAR and the present.
3. Assessment of Special Topics
Provides an analysis of additional requirements which are not reflected in the major issues, such as Level of Service (LOS) analysis, coordination of land use and public school planning, and consistency with growth management laws.
4. Assessment of Comprehensive Land Use Plan Elements
Evaluates the Goals, Objectives, and Policies (GOP) of each of the ten (10) adopted Elements of the Comprehensive Land Use Plan, and addresses the implementation, measure, and recommendation for each GOP.

Note: Particular attention should be paid to Chapter 4, as it provides a thorough, yet succinct, analysis of the entire CLUP.

5. Assessment of Major Issues
Provides a more detailed analysis of the 4 major issues identified by the City, as provided below:

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- Revision of the Housing Element, to include provision of workforce 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.
- Placement of parks according to the Parks Master Plan, to include the acquisition of new parks.

6. Conclusions

Provides for a conclusion of the report and an overview of future actions to be taken.

Next Steps:

Subject to the Planning and Zoning Board's recommendation of approval of the EAR at its 04.19.06 meeting, the EAR will then be presented to the City Commission at its 05.09.06 meeting for adoption by Resolution. After the City Commission's approval, the EAR will then be transmitted to the South Florida Regional Planning Council (SFRPC), the Florida Department of Community Affairs (DCA), and other applicable agencies and local governments for a review of the report's sufficiency. It is the City's intention to request from DCA that the responsibility for determining sufficiency be delegated to the SFRPC, as allowed under law.

If the EAR is found "insufficient" by the SFRPC, staff will work with the agency to respond to its concerns, and may have to bring the EAR back to the PZB and City Commission for reconsideration. Once the EAR is found "sufficient," the EAR process is essentially complete and the City can start drafting the "EAR-based amendments" that implement the EAR's findings. By law, EAR-based amendments need to be adopted within 18 months of the EAR being found sufficient.

Public Notification/Comments

The following has been completed to solicit input and provide notice:

Type	Explanation
Posted notice throughout City Hall (see Attachment F)	Completed 03.28.06
Newspaper ad published (see Attachment F)	Completed 03.30.06
Posted proposed EAR on City web page	Completed 04.04.06
Posted agenda on City web page/City Hall	Completed 04.04.06
Posted staff report on City web page	Completed 04.04.06

Respectfully submitted,

Eric Riel, Jr.
Planning Director

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Attachments:

- A. Proposed Resolution for EAR adoption and transmittal
- B. Proposed 2006 Evaluation and Appraisal Report of the Comprehensive Land Use Plan
- C. DCA Letter of Understanding
- D. 03.09.05 and 04.13.05 Excerpts of the Planning and Zoning Board Meetings.
- E. 04.26.05 Excerpts of the City Commission meeting.
- F. Copy of published newspaper notification (advertisement) and Public notice(s).

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