



**City of Coral Gables
CITY COMMISSION MEETING
June 26, 2007**

ITEM TITLE:

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

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval and transmittal of the revised Evaluation and Appraisal Report of the City of Coral Gables Comprehensive Land Use Plan (CLUP) via adoption of the Resolution provided as Exhibit A. This agenda item is the evaluation of the current CLUP, as further described below, not a discussion of future "EAR-based amendments" or the rewrite of the CLUP.

An overview of proposed revisions to the EAR is provided as Exhibit B, and the revised EAR, with revisions shown in ~~striketrough~~/ underline format, is provided as Exhibit C.

PLANNING AND ZONING BOARD RECOMMENDATION:

At its 06.13.07 meeting, the Planning and Zoning Board recommended approval (vote: 5-0) of the revised EAR.

Please see the attached Staff report and minutes (Exhibits D and E) for additional information.

BACKGROUND:

The Evaluation and Appraisal Report of the City's Comprehensive Land Use Plan was adopted by the City Commission on May 9, 2006. Subsequently, the South Florida Regional Planning Council (SFRPC) and Florida Department of Community Affairs (DCA) issued a "Finding of Insufficiency", primarily over insufficient data and analysis, and particularly with respect to traffic issues (see Exhibit F).

The Planning Department has worked diligently over the past year to obtain additional data and analysis that would address the concerns of the SFRPC and DCA. The EAR has been revised accordingly, and will be re-submitted to the SFRPC and DCA for their review upon adoption.

If the revised 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. After August 20, 2007, the City will not be able to process amendments to the CLUP until such time as the EAR is found sufficient. 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.

The following background documents are attached to supplement this item:

- Exhibit A. Proposed Resolution for revised EAR adoption and transmittal.
- Exhibit B. Synopsis of proposed revisions to the EAR.
- Exhibit C. Revised 2006 Evaluation and Appraisal Report, Volumes 1 and 2.
- Exhibit D. 06.13.07 Planning and Zoning Board meeting Staff report.
- Exhibit E. 06.13.07 Verbatim minutes of the Planning and Zoning Board meeting.
- Exhibit F. 08.20.06 South Florida Regional Planning Council EAR Sufficiency Determination Letter.
- Exhibit G. Copy of published newspaper notification (advertisement) and Public notice(s).

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
05.09.06	Resolution No. 2006-92	Approved 2006 EAR (vote: 5-0)

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.13.07	Planning and Zoning Board	Recommended approval of the revised EAR (vote: 5-0)
04.19.06	Planning and Zoning Board	Recommended approval of the original EAR (vote: 4-0).

FINANCIAL INFORMATION: (If Applicable) N/A

No.	Amount	Account No.	Source of Funds
1.	N/A		
Total:		APPROVED BY:	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.31.07	Published PZB agenda in the newspaper.
06.08.07	Posted PZB agenda on City web page/City Hall.
06.08.07	Posted PZB staff report and supporting materials on City web page.
06.15.07	Published advertisement in the newspaper giving Notice of Public Hearing for City Commission meeting (see Exhibit G).
06.22.07	Posted City Commission cover memo and supporting materials on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

EXHIBIT:

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