



**City of Coral Gables
CITY COMMISSION MEETING
April 26, 2005**

ITEM TITLE:

Overview of the Evaluation and Appraisal Report (EAR) for the City of Coral Gables Comprehensive Land Use Plan (CLUP) and Scoping Meeting Update.

RECOMMENDATION OF THE CITY MANAGER:

Provide the City Commission with an overview of the EAR and seek input of additional issues to be included in the EAR and rewrite/future CLUP.

BRIEF HISTORY:

At the 03.09.05 and 04.13.05 Planning and Zoning Board meetings, Planning Staff presented an overview of the EAR and major issues identified by Staff that should be addressed in the EAR and subsequent rewrite of the CLUP. The Planning and Zoning Board provided additional input on issue 3(b) outlined in the table below. Those comments included the following:

- Coordinate the trolley with the regional transportation system and other municipalities when applicable.
- Use County Transportation Tax to fund the Coral Gables trolley.

The Planning and Zoning Board held a Scoping Meeting as required by Florida Statutes on 04.13.05. The purpose of the “scoping meeting” is to allow the Board, public, interested parties, etc. to provide input on major issues in the City that should be addressed in the Evaluation and Appraisal Report and rewrite/future Comprehensive Land Use Plan.

The Planning and Zoning Board confirmed that the issues identified at the 03.09.05 meeting should be the major issues addressed in the EAR. Those issues include:

City of Coral Gables EAR 2006 – Scoping Issues Identified by Staff and Planning and Zoning Board		
	ISSUE	COMMENT
1.	Complete Rewrite of Housing Element	
a.	Workforce Housing within the City of Coral Gables (mandated by Florida Statutes)	Need will be based on the results of the housing study, include recommendation from result of housing study
b.	Promotion of Senior Housing within the City	The City will evaluate areas within the City where senior housing can be supported
		The City will evaluate ways in which to promote Senior Housing
2.	Potential Encroachment of Commercial and High Intensity Residential into Single Family Residential	
a.	Strengthen existing policies and create new policies (Future Land Use Element) supporting the new Zoning Code	Address the potential impacts and implement policies to avoid encroachment of commercial and high intensity residential into single family residential

City of Coral Gables EAR 2006 – Scoping Issues Identified by Staff and Planning and Zoning Board

ISSUE		COMMENT
3.	Mitigation of Traffic Impacts	
a.	Promote alternative modes of transportation	Look at expanding the trolley, encourage creating a fund where City will have a traffic study for the entire City, implement alternative modes of transportation based on result and need of the traffic study
b.	Intergovernmental Coordination	Much of the traffic occurring within the City stems from surrounding cities, coordinate the trolley with the regional transportation system and other municipalities when applicable. use County Transportation Tax to fund the Coral Gables trolley.
c.	Transportation Concurrency Exemption Zone	Promote infill in that area as defined within the CLUP, and the possibility of expansion into other areas of the City.
4.	Placement of Parks per the Parks Master Plan	
a.	Parks and Recreation is conducting a study, follow recommendation of Parks and Recreation Study	Implement policy recommendations.
b.	Acquire land for New Parks	Investigate the Use of TDR's to acquire more park land - mechanism to gain or purchase park land

As additional background information, please find attached a copy of the Overview of the EAR for the City of Coral Gables CLUP (Exhibit A). Excerpts from the 03.09.05 and 04.13.05 Planning and Zoning Board meeting minutes are provided as Exhibits B and C respectively.

In accordance with Florida Statutes, a separate Interagency Scoping meeting will be held, and will include representatives from adjacent municipalities, County and State and Regional Agencies. This meeting will be held on Friday, April 29, 2005 at 1:30 p.m. in the City Commission Chambers.

Planning Staff will be presenting a PowerPoint presentation at the meeting (see Exhibit D).

As additional background information Staff has included the following:
Exhibit E. Public Comment Sheet dated 04.19.05.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
03.09.05	Planning and Zoning Board	Excerpts of minutes provided.
04.13.05	Planning and Zoning Board	Excerpts of minutes provided.

FINANCIAL INFORMATION: (If Applicable) N/A

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

PUBLIC NOTIFICATION(S):

Date	Forms of Notification
04.01.05	Public Meeting Notice – Daily Business Review
04.06.05	City of Coral Gables E-News email distribution.

APPROVED BY:

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

EXHIBIT(S):

- A. Overview of the EAR for the City of Coral Gables CLUP
- B. 03.09.05 Excerpts of the Planning and Zoning Board Meeting.
- C. 04.13.05 Excerpts of the Planning and Zoning Board Meeting.
- D. 04.26.05 City Commission PowerPoint Presentation.
- E. Public Comment Sheet dated 04.19.05.

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