



**City of Coral Gables
CITY COMMISSION MEETING
May 9, 2006**

ITEM TITLE:

Evaluation and Appraisal Report (EAR) of the Comprehensive Land Use Plan: 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.

RECOMMENDATION OF THE CITY MANAGER:

Recommend approval and transmittal of the Evaluation and Appraisal Report of the City of Coral Gables Comprehensive Land Use Plan (CLUP) via the 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. A copy of the EAR has been previously distributed to the City Commission. Additional copies are available upon request.

BACKGROUND:

The City's Comprehensive Land Use Plan includes ten (10) Elements with corresponding Goals, Objectives & Policies which provide for a long range plan for the City. The EAR is a state-mandated review of the CLUP required every 7 years. Its purpose 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.

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 and City Commission for consideration and adoption.

Please see the attached Staff report (Exhibit B) for additional analysis and information.

The Planning and Zoning Board, at its 04.19.06 meeting, recommended adoption and transmittal of the EAR by unanimous vote (see Exhibit C).

The following background documents are attached to supplement this discussion item:

Exhibit A. Draft Resolution.

Exhibit B. 04.19.06 Staff report with attachments.

Exhibit C. 04.19.06 Planning and Zoning Board Meeting Verbatim Minutes.

Exhibit D. City Commission PowerPoint presentation (to be presented at meeting).

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
04.19.06	Planning and Zoning Board	Recommended approval (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):

Form of Notification
Published the Planning and Zoning Board agenda in the newspaper and City Hall.
Posted special notice at City Hall.
Posted the EAR, Staff report and agenda on City web page.
Invited all interested City Boards and Committees to participate and attend the Board and City Commission presentations.

APPROVED BY:

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

EXHIBIT:

- A. Draft Resolution.
- B. 04.19.06 Staff report with attachments.
- C. 04.19.06 Planning and Zoning Board Meeting Verbatim Minutes.
- D. City Commission PowerPoint presentation (to be presented at meeting).

I:\City Commission\Cover Memos 2006\05 09 06 EAR.DOC