

## City of Coral Gables Planning Department Staff Report

**To:** Honorable Planning and Zoning Board Members

**From:** Planning Department

**Date:** June 13, 2007

**Subject:** **Revised Evaluation and Appraisal Report (EAR) of the Comprehensive Land Use Plan:** Adoption and transmittal of the revised Evaluation and Appraisal Report (EAR) of the City of Coral Gables Comprehensive Land Use Plan.

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### Staff Recommendation

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

The proposed Resolution is provided as Attachment A, an overview of proposed revisions to the EAR is provided as Attachment B, and the revised EAR, with revisions shown in ~~striketrough~~/underline format, is provided as Attachment C.

The meeting is only to discuss the revisions to the EAR, not to discuss future “EAR-based amendments” or the rewrite of the CLUP.

### Background

The Evaluation and Appraisal Report of the City’s Comprehensive Land Use Plan was originally recommended for approval by the Planning and Zoning Board on April 19, 2006 (see Attachments D and E), and adopted by the City Commission on May 9, 2006 (see Attachment F). Subsequently, the South Florida Regional Planning Council (SFRPC) issued a “Finding of Insufficiency”, due primarily to its concerns, and those of the Florida Department of Community Affairs (DCA), over insufficient data and analysis, particularly with respect to traffic issues (see Attachment G).

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.

#### *Next Steps:*

The EAR will be presented to the City Commission at its June 26, 2007 meeting for adoption by Resolution. Upon City Commission approval, the EAR will be transmitted to the SFRPC and 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 the DCA that the responsibility for determining sufficiency be once again delegated to the SFRPC, as allowed under Florida Statutes.

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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.

**Public Notification/Comments**

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

<b>Type</b>	<b>Explanation</b>
Posted notice throughout City Hall	Completed 05.31.07
Newspaper ad published (see Attachment H)	Completed 03.31.07
Posted proposed EAR on City web page	Completed 06.08.07
Posted agenda on City web page/City Hall	Completed 06.08.07
Posted staff report on City web page	Completed 06.08.07

Respectfully submitted,

Eric Riel, Jr.  
Planning Director

**Attachments:**

- A. Proposed Resolution for revised EAR adoption and transmittal.
- B. Synopsis of proposed revisions to the EAR.
- C. Revised 2006 Evaluation and Appraisal Report of the Comprehensive Land Use Plan.
- D. 04.19.06 Planning and Zoning Board meeting Staff report.
- E. 04.19.06 Excerpts of the Planning and Zoning Board meeting minutes.
- F. Resolution No. 2006-92 adopting the Evaluation and Appraisal Report.
- G. 08.20.06 South Florida Regional Planning Council EAR Sufficiency Determination Letter.
- H. Copy of published newspaper notification (advertisement) and Public notice(s).