



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**July 7, 2009**

**ITEM TITLE:**

**Ordinances on First Reading.** Update of the City of Coral Gables Comprehensive Plan and Map [hereinafter known and referenced as the "Comprehensive Plan (CP)"] as required pursuant to the State of Florida required Evaluation and Appraisal Report (EAR) process.

1. An Ordinance of the City Commission of Coral Gables adopting the annual update to the Capital Improvements Element (CIE) within the City's Comprehensive Plan; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit A).
2. An Ordinance of the City Commission of Coral Gables adopting a ten year water supply facilities work plan and amending the Comprehensive Plan to promote and facilitate better coordination between water supply and local land use planning as required by Florida law; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit B).
3. An Ordinance of the City Commission of Coral Gables adopting the Evaluation and Appraisal Report (EAR) based amendments, various updates of the Goals, Objectives, and Policies, and providing for newly created elements titled: Administration, Design, Public Safety, and Green to the City of Coral Gables Comprehensive Land Use Plan; authorizing transmittal to Florida Department of Community Affairs for review; providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit C).
4. An Ordinance of the City Commission of Coral Gables readopting the Comprehensive Plan Map in its entirety and Change of Land Use Map designations for the purpose of correcting inconsistencies between Comprehensive Plan Map and Zoning Map classifications based upon the current use for the following City owned properties:
  - a. Change from "Commercial, Low and Mid-Rise Intensity" to "Public Buildings and Grounds" for 285 Aragon Avenue (Coral Gables Museum) located on Lots 1-4 and 42-48, Block 34, Coral Gables Section "K"; and,
  - b. Change from "no designation" to "Open Space" for the public open space located on all of Block 37, Country Club Section 3; and,
  - c. Change from "Residential (Single-Family) Low Density" to "Public Buildings and Grounds" for the City Utility Station located on Tract A, Block 2, Hammock Oaks Harbor Section 2.

Providing for a repealer provision, a savings clause, and a severability clause; and providing for an effective date (see Exhibit D).

**RECOMMENDATION OF THE CITY MANAGER:**

Approval.

**PLANNING DEPARTMENT RECOMMENDATION:**

Recommendation for approval of the four (4) requests related to the update of the City of Coral Gables Comprehensive Plan and Map as required pursuant to the State of Florida required Evaluation and Appraisal Report (EAR) process. The recommendations for approval are based on the findings of fact provided in Staff's 06.03.09 report and associated supporting documents.

After 1<sup>st</sup> Reading consideration and approval by the City Commission the Planning Department will transmit to the Florida Department of Community Affairs (DCA) for review. Consideration of this item on 2<sup>nd</sup> Reading is expected to occur 90-120 days after approval on 1<sup>st</sup> Reading.

### **PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board initially considered the item on 05.13.09 which was continued to their 06.03.09 meeting where the Board unanimously recommended approval (vote: 5-0) of the proposed Ordinances with modifications for clarification of the Goals, Objectives and Policies.

### **BRIEF HISTORY:**

In 1998, the legislature amended Chapter 163 Part 2 Florida Statutes to incorporate new criteria for Evaluation and Appraisal Reports (EAR). These statutory requirements for the EAR allow local governments to base their analysis on the key local issues that they are facing. Section 163.3191(1) (C) was modified to require that local governments identify the major issues and provide an analysis of these issues to further the community's goals.

The City adopted its Evaluation and Appraisal Report on June 26, 2007, which was found sufficient by the Florida Department of Community Affairs on September 7, 2007. The EAR previously indentified specific issues that required modification in the City's Comprehensive Plan. This request is that final step of the EAR process.

Input by the community, elected/appointed officials, City staff, adjacent local governments, applicable agencies, the South Florida Regional Planning Council (SFRPC), and the Florida Department of Community Affairs (DCA), as well as input from a City-initiated 2002 Charrette Report, and the comprehensive rewrite of the City's Zoning Code, served as the basis for identifying the major issues to be addressed in the EAR. Based on input received during scoping meetings and workshops, the City identified four (4) major issues for inclusion in the EAR. The major issues selected for inclusion and agreed to by the DCA were as follows:

- Issue 1. Complete Rewrite of Housing Element. Revision of the Housing Element to include provision of workforce housing and promotion of senior housing.
- Issue 2. Maintenance of Single Family Residential. Maintenance of single-family residential neighborhoods and mitigation of adjoining commercial and high-density residential uses.
- Issue 3. Mitigation of Traffic Impacts. Mitigation of traffic impacts to include promotion of alternative modes of transportation and strengthening of intergovernmental coordination.
- Issue 4. Placement of Parks per the City's Master Plan. Placement of parks according to the Parks Master Plan, to include the acquisition of new parks.

SFRPC recommended that the City, in its EAR-based amendments, provide a comprehensive analysis and detailed plan outlining how money will be budgeted for the next five years to address traffic issues. They advised creating a Transportation Master Plan to develop mitigation measures specific to the failing roadway segments. And that funding sources for specific transportation improvement projects for failing roadway segments should be identified in the Capital Improvements Element.

The update of the existing Comprehensive Plan includes modifications to the Goals, Objective and Policies of the Plan as well as the creation of four new elements not previously required pursuant to the EAR. The new elements include: Administration; Design; Public Safety; and Green. Each of the 14 elements has an executive summary in the front to provide further explanation of the proposed changes. The proposed changes are a result of EAR recommendations, new State growth management requirements and the necessity to modernize, streamline and strengthen the CLUP which will bring it into consistency

with the Zoning Code and other City Codes.

Staff's report and background information is provided as Exhibit E. The Planning and Zoning Board's 06.03.09 meeting minutes are provided as Exhibit F. A summary of public comments submitted to the City is provided with Exhibit G.

#### LEGISLATIVE ACTION:

Date	Resolution/Ordinance No.	Comments
06.26.07	R-2007-151	City Commission recommended approval (vote: 4-0) of the Evaluation and Appraisal (EAR) Report.

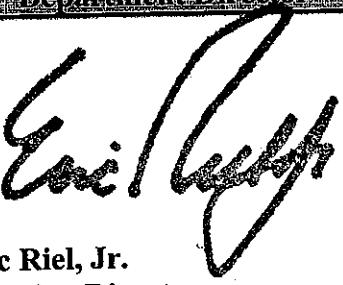
#### OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
05.13.09		Recommended approval of all four (4) items, with modifications (vote: 5-0).
06.03.09	Planning and Zoning Board	

#### PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.21.09	Published Planning and Zoning Board Meeting Agenda in newspaper.
07.03.09	Posted City Commission memo and all attachments on City web page.
06.23.09	Memo to City Clerk requesting advertisement of Ordinance headings with maps on First Reading.
06.26.09	Advertised Ordinance headings and Change in Land Use Maps (2 advertisements).

#### APPROVED BY:

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

#### EXHIBIT(S):

- A. Ordinance – Capital Improvements Element.
- B. Ordinance – Ten Year Water Supply Plan.
- C. Ordinance – EAR Based Amendments.
- D. Ordinance – Readopting Comprehensive Plan Map and Inconsistency Land Use Changes.
- E. 06.03.09 Staff report with Attachments A – M (updated).
- F. 06.03.09 Planning and Zoning Board meeting minutes.
- G. Updated summary of submitted public comments.
- H. Staff's 07.07.09 City Commission PowerPoint Presentation.