



## ITEM SUMMARY

**MEETING DATE:** March 18, 2024

**FROM:** Denise Malone, AICP, Director

**SUBJECT:** **Ordinance 2023-13, CPA-23-03 – Second Reading Adoption  
Comprehensive Plan EAR-based Amendments**

### BACKGROUND

The City Comprehensive Plan (Plan) operates under the State's Growth Management Act that was passed in 1985 (Chapter 163, Part II, F.S.). This Act requires all local governments in the State to maintain comprehensive planning programs based upon an adopted local government comprehensive plan. As part of this process, the local government must monitor changing conditions and utilize this information to guide periodic amendments to the local comprehensive plan. This process is known as the Evaluation and Appraisal Review (EAR) process.

### ANALYSIS

Under the EAR process, the Florida Department of Commerce (fka DEO) requires that every seven years, pursuant to Chapter 73C-4 Florida Administrative Code, each jurisdiction must evaluate their Comprehensive Plan. The Goals, Objectives, and Policies (GOPs) of the Plan are examined to determine if they are in compliance with current State requirements and regulations, and any desired future outcomes are identified through amended language.

Following the November 2, 2023 Council Workshop and November 9, 2023 Planning, Zoning Board of Adjustments public hearing, staff finalized the transmittal EAR documents based on comments received. On December 4, 2023, the City Council voted 5-0 to approve the amendment on first reading and transmit it to the Florida Department of Commerce (DOC). Staff transmitted the proposed amended GOPs, Data and Analysis Supporting Documents, and Map Series to the DOC and review agencies on December 14, 2023. DOC issued an Objections, Recommendations, and Comments (ORC) report with no identified objections or comments.

The GOPs are in a ~~Strike through for deletion~~ and Underline for addition format compared to the existing Comprehensive Plan. To streamline the documents and include only the relevant GOPs and Map Series Maps in the Comprehensive Plan, the data and analysis is being separated into a support document. This will enable periodic updates to the data and analysis without having to go through a formal State review Comprehensive Plan amendment process.

### FINANCIAL INFORMATION

N/A

### LEGAL

The documents have been reviewed for legal sufficiency.

### STAFF RECOMMENDATION

Staff recommends approval of Ordinance 2023-13.