



## ITEM SUMMARY

**MEETING DATE:** February 1, 2023

**FROM:** Caryn Gardner-Young, Zoning Administrator

**SUBJECT:** **Comprehensive Plan Review Workshop**

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### BACKGROUND

The City of Greenacres's (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 must use this information to guide periodic amendments to the local comprehensive plan. This process is known as the Evaluation and Appraisal Review (EAR) process.

Under the EAR process, the Florida Department of Economic Opportunities (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 measurable targets are assessed to determine if the GOPs are performing as intended. The EAR-Based Amendment process remedies any deficiencies found during the EAR process. The planning horizon is extended, objectives are modified, and policies and data are updated as applicable. DEO reviews the EAR-based recommended amendments to ensure the Plan meets statutory requirements and issues an Objection, Recommendations, or Comments (ORC) letter. Once the DEO input is received, the City determines if additional changes are required or it adopts the EAR-based amendments as transmitted.

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### ANALYSIS

In accordance with DEO requirements, the City must transmit its EAR-based amendments no later than September 1, 2023. The process started almost a year ago with numerous actions being taken since including the hiring of consultants to assist City Staff with this project, holding of stakeholder and community meetings, and obtaining input from the Planning and Zoning Board of Appeals. Late last year, the Development and Neighborhood Services Department provided an update to the City Council on the initial progress of the Comprehensive Plan Amendments. During that presentation, the City Council asked for a Workshop to provide input early in the EAR amendment process. This is that requested Workshop. A copy of the PowerPoint presentation will be posted as well as the existing Comprehensive Plan Element language and initial draft copies of the proposed Goals, Objectives and Policies for several of the Elements.

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**FINANCIAL INFORMATION**

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**LEGAL**

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**STAFF RECOMMENDATION**

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