



## ITEM SUMMARY

**MEETING DATE:** October 2, 2023

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

**SUBJECT:** Comprehensive Plan EAR GOP Review

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### 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.

Under the EAR process and pursuant to Chapter 73C-4 Florida Administrative Code, the Florida Department of Commerce (DOC) [fka Florida Department of Economic Opportunity (DEO)] requires that every seven years 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. DOC and the review agencies review the EAR-based recommended amendments to ensure the Plan meets statutory requirements and issues an Objection, Recommendations, or Comments (ORC) letter. Once the DOC 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

The City EAR process started over 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 workshops with the Planning and Zoning Board of Appeals and City Council.

As staff prepares for the transmittal of the EAR documents (GOPs, Data and Analysis Support Documents, Map Series) to DOC, this item is to provide another opportunity to review proposed GOPs of some key Elements and provide for additional comments prior to discussion at the transmittal hearing. Following this meeting, staff will finalize all of the EAR GOP language and associated transmittal documents. Additional input and comment opportunities will be provided at the Transmittal Hearing anticipated to be on the October 16, 2023 agenda.

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**FINANCIAL INFORMATION**

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**LEGAL**

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**STAFF RECOMMENDATION**

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