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**MEMORANDUM**

**TO:** Howey-in-the-Hills Planning Board  
**CC:** J. Brock, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** EAR-Based Comprehensive Plan Review Status  
**DATE:** June 27, 2024

For the June planning board meeting two additional elements have been submitted for review by the planning board. These are the intergovernmental coordination element and the concurrency element. This brings the total number of draft elements offered for board review to nine. The following chart shows the current status of all plan elements.

Plan Element	Draft	Planning Board Review	Other review	Transmit to Town Council
Future Land Use	Complete	1-25-24		
Transportation	Complete	4-25-24		
Housing		5-23-24		
Public Facilities	Complete	4-25-24	6-13-24	
Conservation	Complete	4-25-24		
Recreation & Open Space	Complete	4-25-24	4-11-24	
Intergovernmental Coordination	Complete	6-27-24		
Capital Improvements	Complete	1-25-24	6-13-24	
Concurrency	Complete	6-27-24		
Public Participation	No Change			
Public School Facilities	No Change			
Property Rights	No Change			

We also note the Public Facilities Element and the Capital Improvements Element which have previously been reviewed by the planning board have been modified to include recommendations from the water supply work plan that the Town is required to update. The water supply work program will be a stand-alone document that is coordinated with the planning program from the water management district, and it is a requirement of the state to have one. The impacts to the goals, objectives and policies are to acknowledge the need to coordinate with the water management district on water

planning and identifying a time frame for future revisions in the water supply plan. We have also deleted some duplicate policies leaving the primary location in the Public Facilities element. Three elements have no revisions proposed and will not need to be updated except for a minor text edit.

The various elements will need to be updated to include revisions that are now being considered by the Town Council for adoption. Since these changes will have gone through the full review process they will be part of the plan as permanent text and will not be called out as additions or deletions.

At this point the planning board needs to decide how the board wishes to finalize the EAR updates and transmit the package of amendment to the Town Council for action. The review process will require a transmittal by Town Council to the Department of Commerce and other review agencies. After a comment period, the Town Council will need to make final adjustments if any and then adopt the amendment package.