



*Evaluation and Appraisal
Report (EAR)*

*Tuesday, December 12, 2023
Treasure Coast Regional Planning Council*

PRIMARY AREAS OF FOCUS



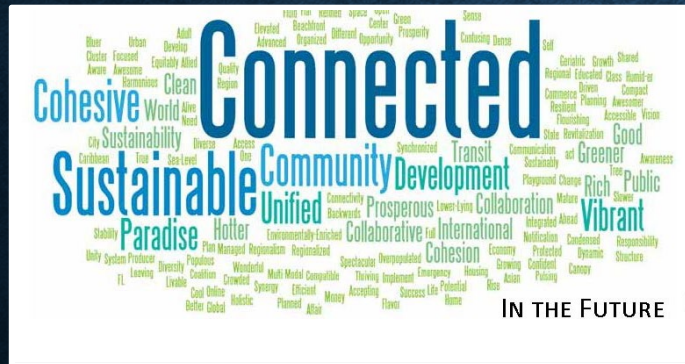
Economic Development



Regional
Conveners



Transportation



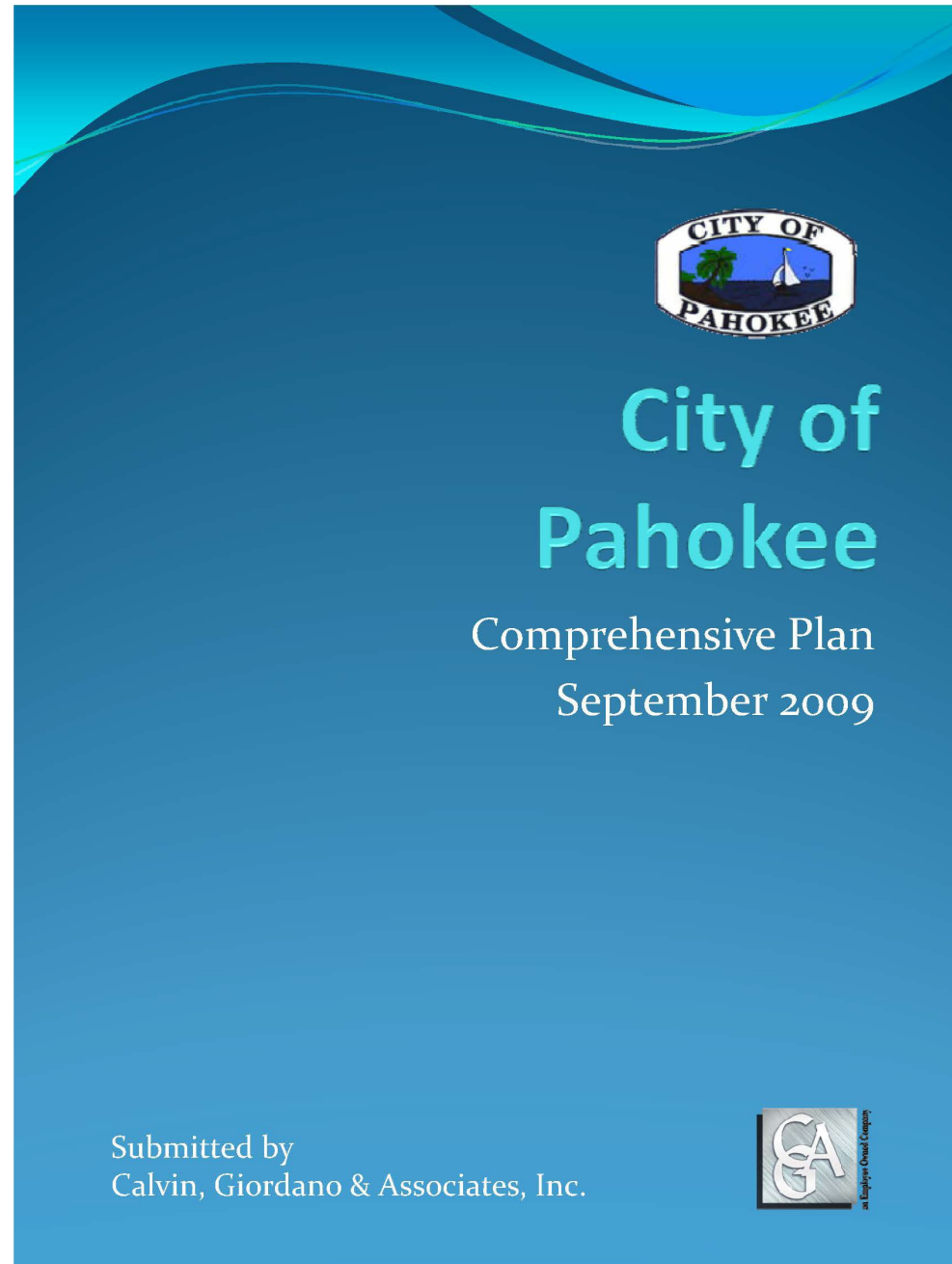
Community Development/
Strategic Planning



Emergency Preparedness

The Evaluation and Appraisal Report (EAR) is a Review of the Comprehensive Plan

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—(1) **The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area** that reflects community commitments to implement the plan and its elements.



Required Elements

- ✓ Future Land Use Element
 - ✓ Transportation
 - ✓ Infrastructure (Sanitary Sewer, Solid Waste, drainage, potable water, natural ground water)
 - ✓ Conservation (natural resources)
 - ✓ Recreation and open space
 - ✓ Housing
 - ✓ Coastal Management
 - ✓ Intergovernmental Coordination
 - Private Property Rights
-
- Optional
 - Public Schools Facilities



City of Pahokee

Comprehensive Plan
September 2009

Submitted by
Calvin, Giordano & Associates, Inc.



EAR Process and Objectives

- Updates needed due to Legislative Changes
- Issues of Local Concern
- Public Outreach Process to Learn about Other Issues Important to the Community



Notified FloridaCommerce June 27, 2023
We have 1 YEAR to complete!

Legislative Consistency

- Review Florida Statutes and Compare with all Comprehensive Plan Elements to Ensure Consistency
- Identify areas that might need updates (e.g., Property Rights Element)
- Update data
- Update Maps

Statutory Changes to the Community Planning Act

Chapter 163, Part II, Florida Statutes: 2010-2023

Examples

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—(1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented.

163.3177(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

Recommend Changes to the Goals, Objectives, and Policies

2023 Legislative Changes

These are Pieces of Legislation That Warrant Our Attention



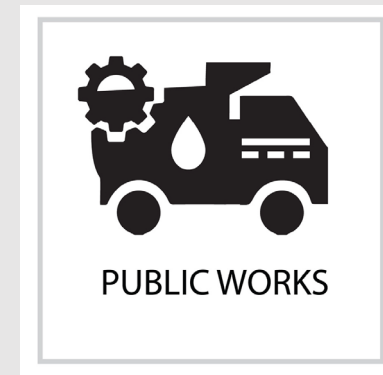
LIVE LOCAL ACT of 2023 (aka SB 102)

State Housing Strategy - Statement of Legislative Intent

It is the intent of this act to articulate a state housing strategy that will carry the state toward the goal of ensuring that each Floridian has safe, decent, and affordable housing. This strategy must involve state and local governments working in partnership with communities and the private sector and must involve financial, as well as regulatory, commitment to accomplish this goal. [420.0003(1) – pg. 67 SB102]

Septic to Sewer Bill (aka HB 1379)

An Act Relating to Environmental Protection; Revising the Required Components of a Local Government Comprehensive Plan Capital Improvements Element and General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element [Excerpt from Introduction to the Bill]



Community Input



City of
PAHOKEE
FLORIDA



Next Steps

- Get Input and Direction Elected Officials, City Employees, Citizens
- Launch Survey
- Assemble Public Input
- Begin to Gather Data
- Create Maps
- Review Plan
- Town Hall in January 2024

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Intergovernmental Programs Director*

**Treasure Coast Regional
Planning Council**

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