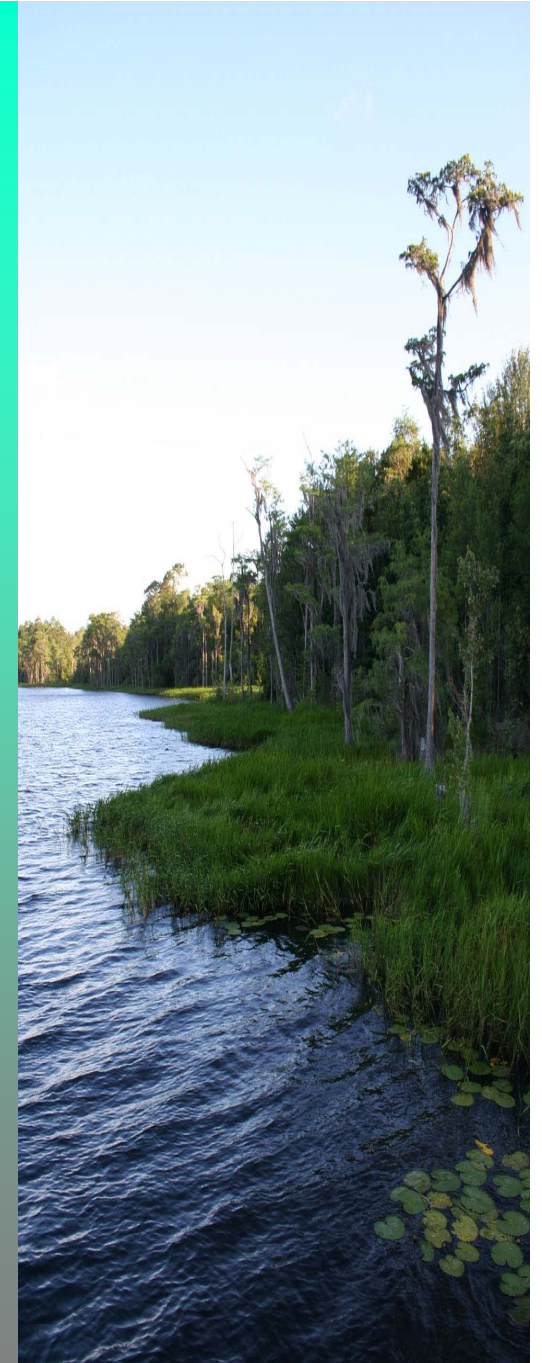


EVALUATION & APPRAISAL REPORT

Prepared by: The Northeast Florida Regional Council



Evaluation and Appraisal Report

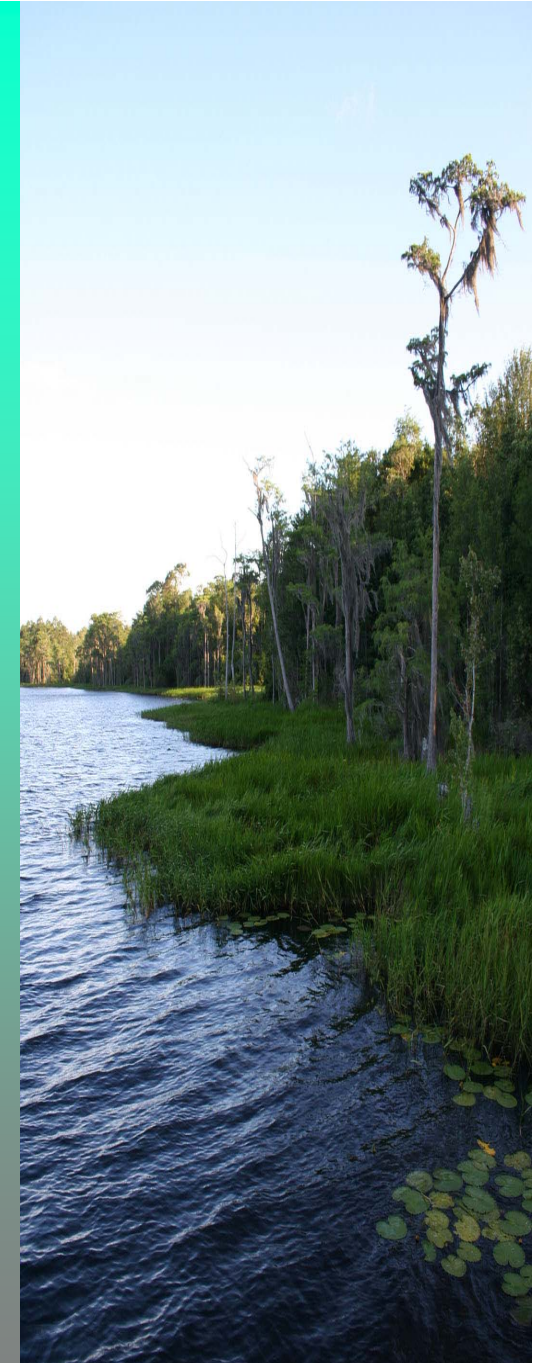
Evaluation and Appraisal Report (EAR) 101

- Is a report card on how the Comprehensive Plan is doing
- Is Required by Chapter 163, Florida Statutes
- Is required every 7 years
- Is a 2-step process:
 - (1) The E.A.R. report
 - (2) The E.A.R. based amendments



Basic requirements of the E.A.R

- Will address population growth, changes in land area
- Will address the location of existing development as compared with the location the plan anticipated
- Will address vacant (undeveloped) land
- Assess the successes and shortcomings of each element
- Will address changes in the growth management laws
- Will provide for a summary of public involvement
- Will identify LOCAL MAJOR ISSUES



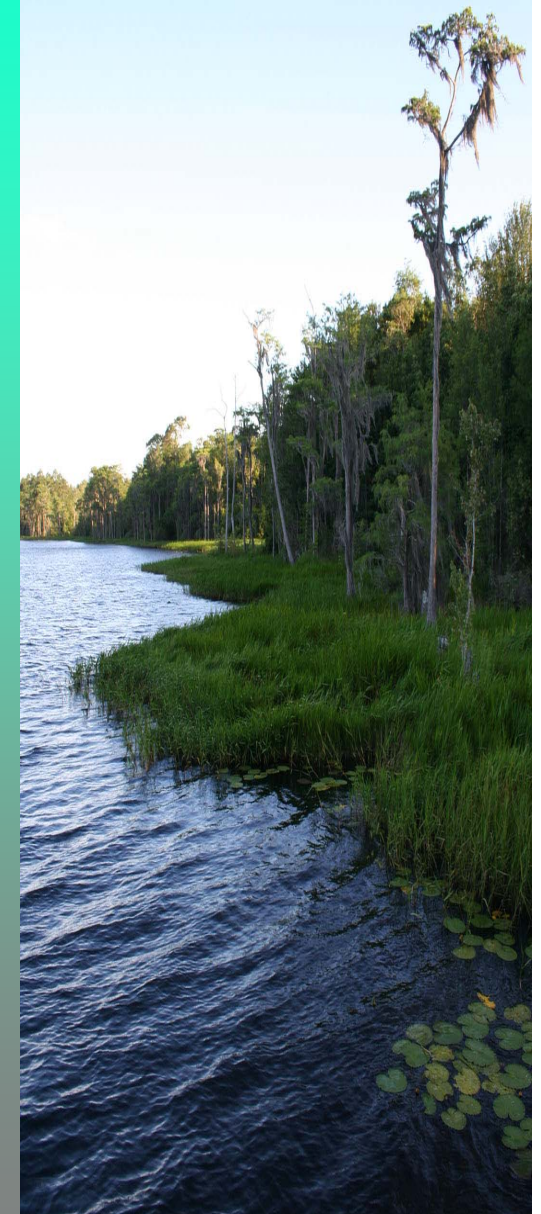
Examples of Local Major Issues

- Sprawl
- Affordable workforce housing
- Water
- Conservation
- Schools
- Economic Development
- Traffic



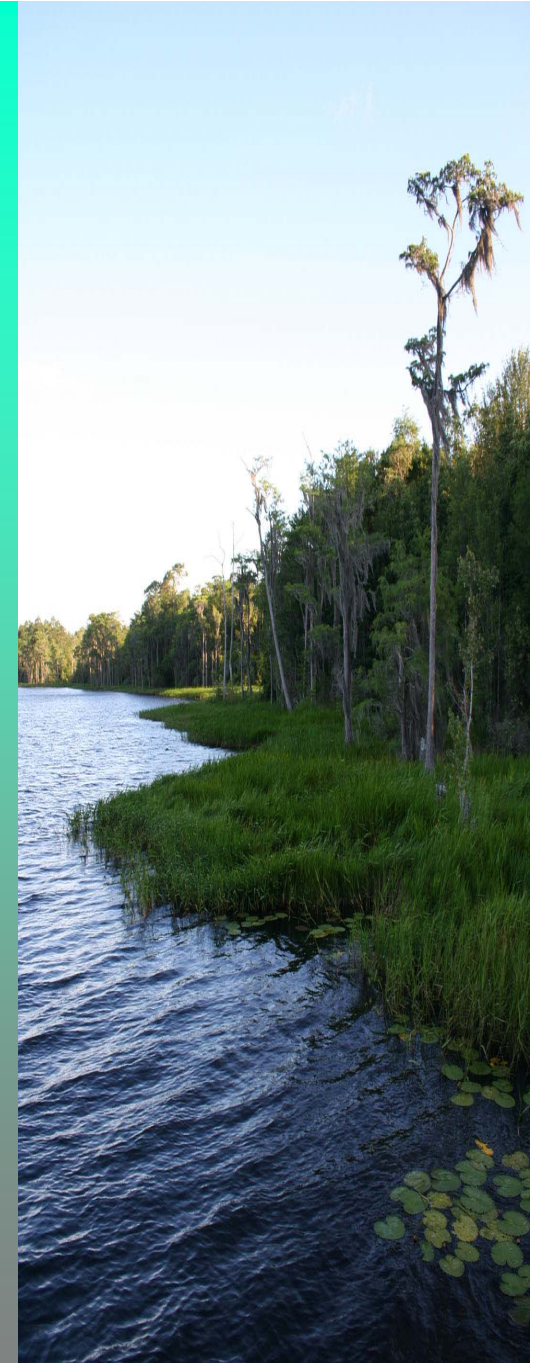
Typical E.A.R. Schedule

Task	Completion Date
Task 1: Prepare Local Major Issues List – garner public and State / regional agency input	June 1, 2008
Task 2: E.A.R. Scoping Meeting	August 1, 2008
Task 3: Local Planning Agency Hearing	September 15, 2008
Task 4: Council / Commission Hearing	September 30, 2008
Task 5: Letter of Understanding with DCA	October 15, 2008
Task 6: First E.A.R. Draft for City / Town / County Staff Review	February 15, 2009
Task 7: Second Draft of E.A.R. – Transmittal Hearings	May 15, 2009
Task 8: Revise the E.A.R.	July 15, 2009
Task 9: Adopt the revised E.A.R.	August 15, 2009
Task 10: Begin Plan Amendments	December 15, 2009



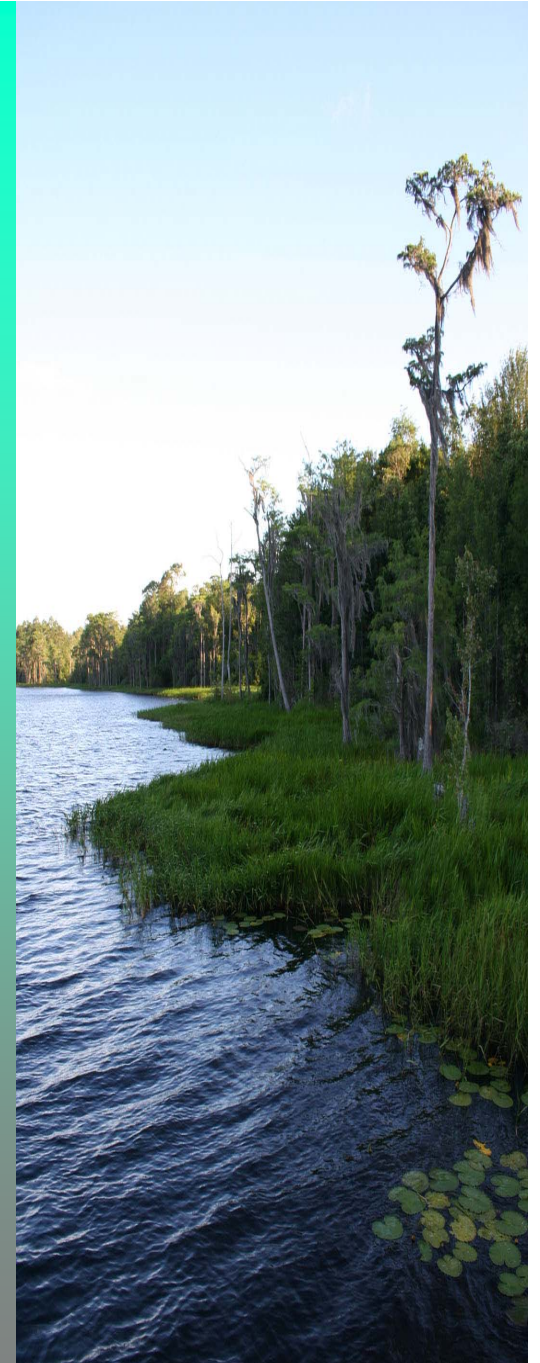
Scoping Meeting

- Scoping is used to reach an agreement, or the “scope” of the E.A.R. by identifying the issues, both statutory requirements and major local issues
- Puts the State, regional and local governments and agencies at the same table
- Promotes intergovernmental coordination and cooperation



Submitting the E.A.R.

- Should be submitted at least 90 days prior to its due date
- DCA will provide preliminary comments within 60 days of receipt
- Within 90 days of receipt, DCA will make a final determination on sufficiency



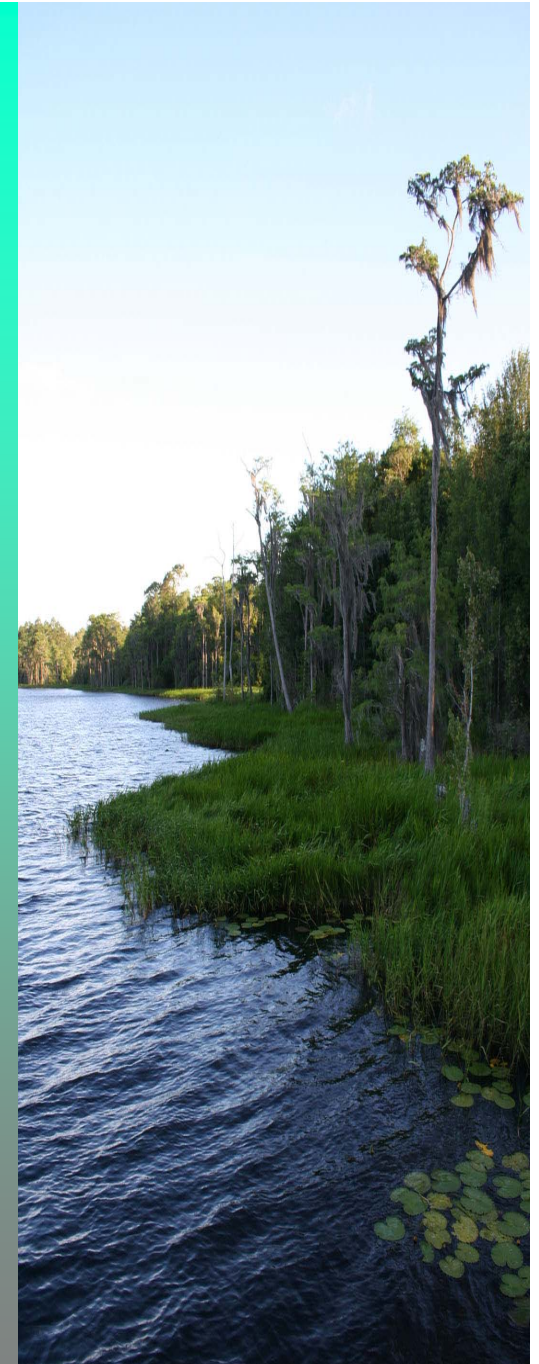
Part 2 – E.A.R. based amendments

- Within 12 months after the finding of sufficiency, proposed E.A.R. based plan amendments are due

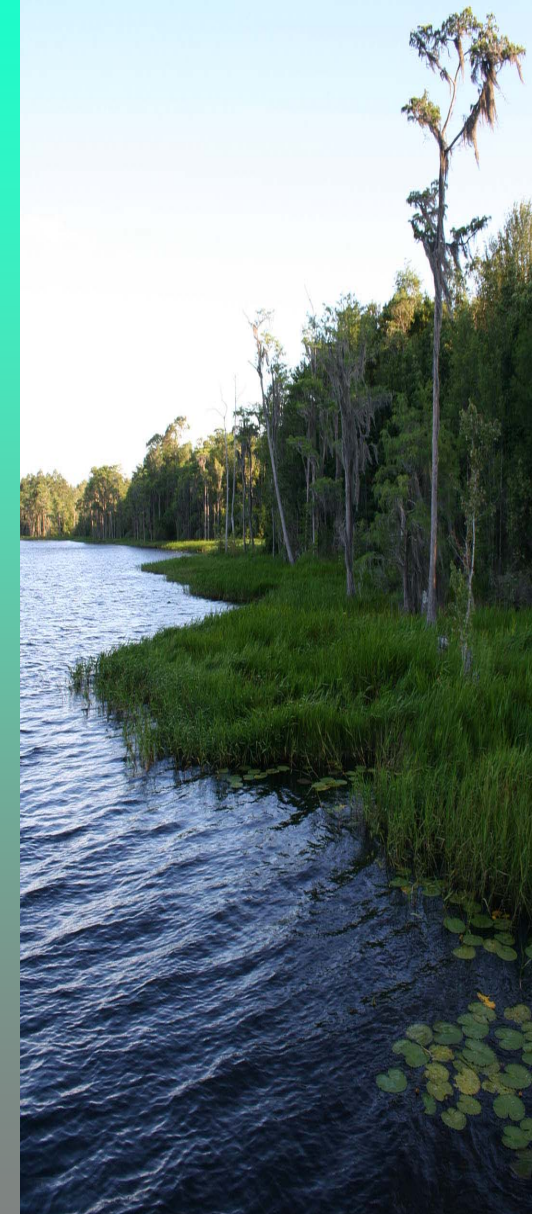
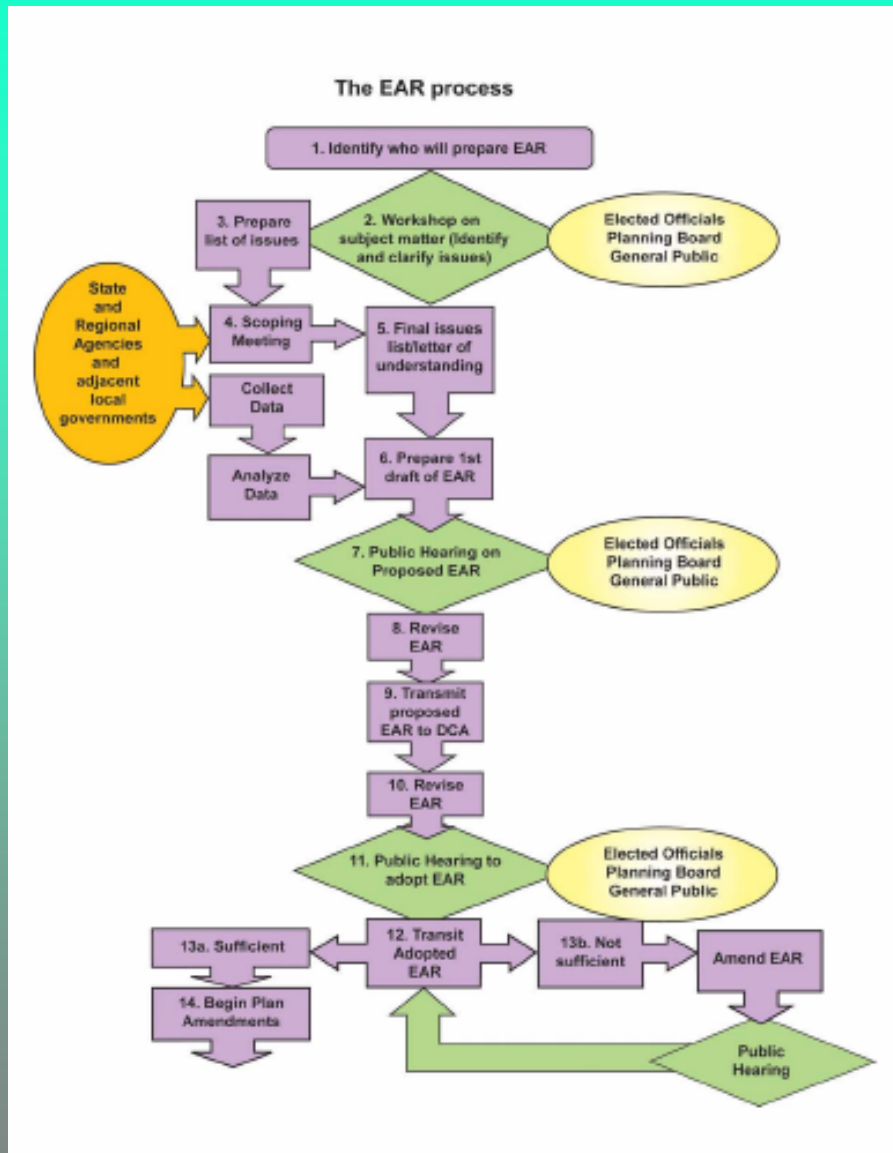
Transmittal Stage

- Within 18 months after a finding of sufficiency, the adopted plan amendments are due

Adoption Stage



Basic E.A.R. Flowchart



Important Information

➤ **Due Dates: See Handout**

➤ **Contacts:**

Walker Banning

Department of Community Affairs

2555 Shumard Oak Boulevard

Tallahassee, FL 32301

850-922-1785

walker.banning@dca.state.fl.us

➤ If you miss the E.A.R. due date, DCA will not accept any further Future Land Use Map Amendments

