Evaluation And Appraisal Reports
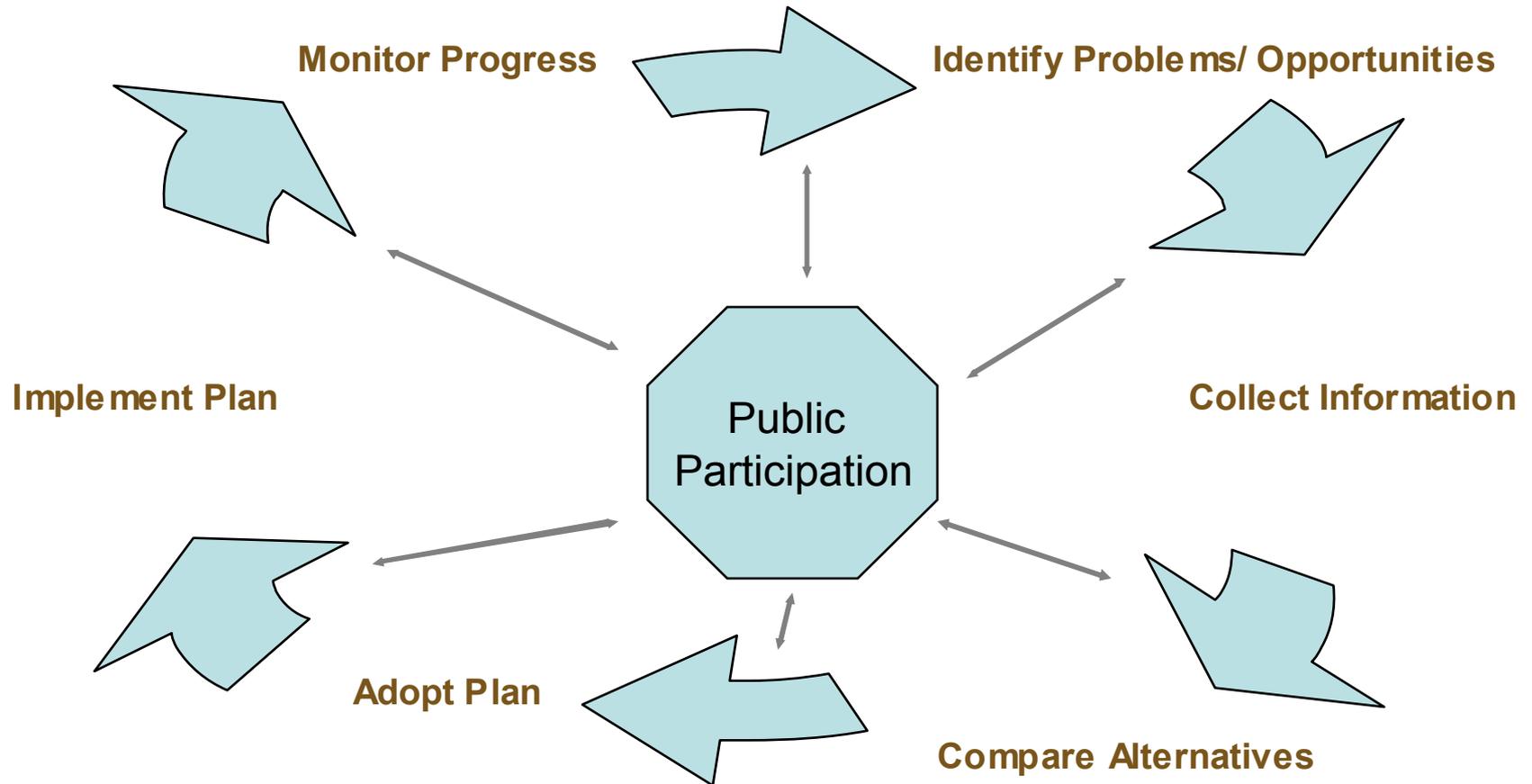
Indian River, Martin and St. Lucie counties

August 29, 2007

OVERVIEW OF PRESENTATION

- What's an EAR?

- What should be in the EAR?

- What are the steps in the EAR process?

- What's the difference between the New EARs and the Old EARs?

Comprehensive Planning Process

Monitor Progress

Identify Problems/ Opportunities

Implement Plan

Public
Participation

Collect Information

Adopt Plan

Compare Alternatives

What is Evaluation?

- <u>Systematic</u> assessment of the operation and/or <u>outcomes</u> of a program or policy <u>compared to</u> a set of explicit or implicit <u>standards</u>, as a means of contributing to the <u>improvement of the program</u> or policy.

WHAT IS AN EVALUATION AND APPRAISAL REPORT?

- EARs are prepared every 7 years

- EAR is 1st Step in revising the comp plan

- The EAR results inform the plan revision process

WHY REVISE A COMP PLAN?

- React to changing conditions
- Incorporate changes in local vision
- React to new data
- React to changes in state growth management policy

What Should You Know Before Revising the Comprehensive Plan?

- Something about the **plan**

- Something about your **community today**

1ST JOB OF THE EAR

- Look **inside** the plan
  - What is the plan trying to *achieve*?
    - Objectives contain measurable targets
  - What implementation *actions* are specified?
    - Policies
  - Did actions *achieve* the planning objectives?
    - What has worked/not worked?
    - Why/why not?
    - **MOST IMPORTANT EAR QUESTION**
  - Based on this assessment, what *changes in the plan* are needed?

2nd JOB OF THE EAR

- Look **<u>outside</u>** the plan into the community

  - Does the plan

    - Reflect current *vision*?

    - Address current *community planning issues*?

    - Utilize the most current *data* available?

    - Reflect current *trends, conditions & circumstances*?

  - Suggest *changes needed* in the plan

ANOTHER PERSPECTIVE

- EAR looks <u>backward</u> in time:
  - How well was plan implemented
  - What lessons can be learned from successes and failures
- EAR looks <u>forward</u> in time:
  - What changes in the plan are needed so that it benefits from lessons learned and
  - Addresses future community needs

TIME PERIOD FOR EAR

- Begin with the plan in effect at the time you begin your EAR
  - Original plan
  - Plan based on most recent EAR-based amendments

- End data collection/assessment period about 6 - 12 months before EAR due date

FIRST ROUND: STATUS

- Only communities >2,500 population
  - 291 local governments total

- All the required EARs have been adopted

- One adopted EAR is still not sufficient

FIRST ROUND: STATUS

- 26 (11%) local governments have not adopted their EAB-base amendment

    - They are prohibited from amending their comprehensive plan

    - VERO BEACH

SECOND ROUND: STATUS

- EAR adopted by 190 local governments
  - 15 of which are not sufficient
  - prohibition in effect

- EAR not adopted by 30 local governments
  - prohibition in effect

- EAR-based amendment not adopted by 8 local governments
  - prohibition in effect

- St. Lucie Village
  - School siting amendment not adopted
  - Prohibition in effect

SECOND ROUND: EAR DUE DATES

- County:
  - Martin   October 1, 2008
  - St. Lucie   November 1, 2008
  - Indian River   December 1, 2008

- Municipalities are scheduled 12-18 months after the county in which they are located
  - Between October 2009 and September 2010

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Special Scheduling Issue

- Coordinate EAR with:

  - Public School Facilities Element and updated interlocal agreements January 2008 - December 2008

Public School Facilities Element and Updated Interlocal Agreement

	Due Dates Schools	Due Dates EAR
Indian River	March 1, 2008	December 1, 2008
Martin	June 1, 2008	October 1, 2008
St. Lucie	May 1, 2008	November 1, 2008

THE NEW EARS

Five Major Changes

(Statute Revised in 1998)

1ˢᵗ Major Change from First Round

- All local governments: 478

- 186 communities have never done an EAR before (39%)

First Time Municipalities

Indian River: Fellsmere
                     Indian River Shores
                     Orchid

Martin: Jupiter Island
                     Ocean Breeze Park
                     Sewalls Point

St. Lucie: St. Lucie Village

2nd Major Change from First Round

- **"Summary Audit"** of the actions a local government has undertaken to achieve its planning objectives

- **Short, focused, user-friendly**

3rd Major Change from First Round

Some requirements have been eliminated

– No longer necessary to:
  - Summarize each element of comp plan
  - Update all the 9J-5 requirements in each element to reflect current conditions

4ᵗʰ Major Change from First Round

Focus on

"**Major Issues**"

- "...identification of <u>major issues</u>..."

- "an assessment of ... whether unforeseen and unanticipated changes in circumstances have resulted in problems and opportunities with respect to <u>major issues</u> in each element"

- "An assessment of whether plan objectives within each element, as they relate to major issues, have been achieved …"

- "…whether plan amendments are anticipated to address the major issues identified and analyzed in the report."

WHAT ARE MAJOR ISSUES?

Problems that need to be overcome before a community's vision can be achieved

- *No*:
  - "transportation"
- *Yes*:
  - congestion on X road
  - lack of sidewalks that provide important connections

5th Major Change from First Round

- **Seven new requirements added**:
  - Success of providing needed infrastructure
  - Coordination with school planning
  - Success of identifying needed water supply projects
  - Non-conforming densities in CHHA
  - Land use compatibility around military bases
  - Concurrency exception areas
  - Methodology for measuring impacts on roadways (SIS, FIHS, SHS)

Discussion of Content Requirements

Room lights on

- Handout #1: *Comparison of Old and New Requirements*
- Handout #2: *163.3191 (two columns)*
- Handout #3: *Summary of 163.3191(2)*

Change in population, land area; vacant land; and location of development (163.3191(2)(a, b, and d)

- Review original population projections for accuracy
- Prepare new population projections for the next planning time period
- Evaluate capacity of vacant land for development
- Evaluate location of development
- Recommend revision in plan to ensure adequate, well-located land to accommodate new development

Financial feasibility of providing infrastructure: s.163.3191(2)(c), F.S.

- Status at beginning of evaluation period
- Past successes/failures of
  - Implementing Five-Year Schedule of Capital Improvements
  - Maintaining LOS Standards (for example, success in correcting roadway deficiencies)
- Current conditions of public facilities with respect to LOS Standards

EAR CONTENT SUMMARY

1. Community Vision

2. Identify Major Issues

3. Determine how plan addresses each issue
   - What is the plan trying to achieve? (objectives)
   - Use of indicators to measure change

4. Identify actions undertaken to address each issue and achieve the objectives

5. Determine the success or failure of the actions in achieving the objectives
    – What indicators are useful in measuring attainment of the objectives?

    – What data can you use for each indicator? Where is the data?
6. Identify causes (why) of successes and failures

7. Suggest changes to the planning strategies in the comp plan to better address each issue.

8. Address EAR content requirements
    - 163.3191(2)(a through p)
    - EAR guide on DCA website

9. Prepare EAR-base amendment

PROCESS OVERVIEW

- Agreement on EAR content

- Prepare proposed EAR

- Adopt EAR

- Sufficiency review

- EAR-based plan amendment

Handout #4: EAR Flow Chart

Approach for Identifying Major Issues

Handout #5: Suggested Approach

- Internal Planning Staff Meetings – 1st draft of list

- Workshops with LPA, elected officials, the public – 2nd draft of list

- Scoping Meeting for Review Agencies – 3rd draft of list

- Letter of Understanding between local government and DCA – Final list

Purpose of Scoping Meeting

- Forum for agency staffs to discuss and reach agreement on:
    1. the key planning issues that will be addressed in the EAR and
    2. the "degree of effort" that should be devoted to the components of the EAR
    3. Data/sources/contacts
- *(Handout #6: Agenda and DCA Brochure)*

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- Before the Meeting:
  - Invite:
    - Municipalities to county meeting
    - Adjacent local governments
    - School Boards
    - State and regional agencies
      - *Rule 9J-11.009(6), F.A.C.*
  - Send them your draft list; ask them to bring their own list
  - Ask them to identify <u>resources</u> and <u>data</u> and that you can use to evaluate the major issues

- At the meeting:
    - Discuss everyone's major issues list
    - Agree on <u>extent of effort</u> for the components of the EAR and agree on the <u>scope of review</u> that will be conducted by the agencies (like DRI pre-application conference)
    - Agree on role of county (data type, format, type of analysis)
    - Identify <u>data/resources/contacts</u>
    - Discuss and schedule follow-up activities

- After the meeting:
  - Finalize <u>major issues list</u>
  - Seek DCA's agreement
    - sign-off on the major issues list
    - sign-off on extent of effort for the a-n components
    - *(Letters Of Understanding on DCA web site)*
  - Plan and schedule EAR tasks
    - objectives, indicators, data, planning strategies
    - county-municipal coordination and data sharing
  - Prepare proposed EAR

Review of <u>Proposed</u> EAR

- LPA
  - prepares proposed EAR
  - after public hearing sends to local government
- Optional review of proposed EAR
  - 90 days before due date
  - Distribute proposed EAR to
    - DCA
    - Review agencies listed in *Rule 9J-11.009(6), F.A.C.*
      - Review comments sent to local government within 30 days of receipt of the proposed EAR

Review of <u>Adopted</u> EAR

- After public hearing
  - local government adopts EAR
  - Cannot adopt earlier than 90 days before due date

Review of <u>Adopted</u> EAR

- Send 3 copies to DCA
  - Option: 1 paper and 2 pdf copies
    - pdf must include all the documentation that the paper copy includes
    - Cannot submit portion as paper and a portion as pdf
- Send 1 copy to each agency that commented on the proposed EAR
  - If proposed EAR was not distributed for review, then all agencies must be sent a copy of the adopted EAR

- "Preliminary sufficiency determination" by DCA within 60 days
  – Agency comments sent to DCA by day 45

- "Final sufficiency determination" by DCA within 90 days
  – Sufficient if EAR "fulfills the components" required (2)(a – p), including major issues

- Delegated reviews

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AVOID THESE EAR –RELATED PENALITIES

- If EAR <u>not adopted</u> and submitted for review by due date:
  - DCA will not accept any new proposed amendments
  - Cannot amend plan (except DRI & ports)
  - Administration Commission Sanctions

- If EAR <u>not sufficient</u>:
  - Can continue to amend plan for one year
  - If not sufficient within one year, then no more amendments (except DRI)

EAR-BASED AMENDMENT

- Do **not** submit proposed amendment with the adopted EAR

- Adopt within 18 months of sufficient EAR

- Adopt during a single amendment cycle

- Send complete copy of updated plan to agencies within 6 months of amendment becoming effective

AVOID THESE EAR-BASED AMENDMENT PENALITIES

- If EAR-based amendment not adopted by due date:
  - DCA will not accept any new proposed amendments

  - Prohibition on adopting new amendments (except for remedial amendments)

  - Administration Commission sanctions

SUMMARY: WHAT TO REMEMBER

- Focus of <u>major issues</u>
- Use Scoping Meeting process to
  - Identify major issues
  - Identify resources to assist you
  - Plan for information sharing with municipalities
- Make sure the EAR is a <u>summary audit</u>
- Address the 163.3191(2)(a – p) content requirements with the amount of effort appropriate to your local circumstances

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- http://www.dca.state.fl.us/fdcp/DCP/ear/indexear.htm

- EAR Guide on web