

EVALUATION AND APPRAISAL REPORT (EAR) OVERVIEW

What is an Evaluation & Appraisal Report?

Under State of Florida law, a local government must evaluate its Comprehensive Plan every seven years. The purpose of the EAR Process is to:

- Create a composite set of critical issues regarding growth management that a local government will evaluate during an update and amendment to its comprehensive plan;
- Identify alternatives that the local government will evaluate with regard to each of those issues; and
- Evaluate the effectiveness of the local government's current adopted Comprehensive Plan in achieving the City's established goals, objectives and policies.

How can Residents be Involved?

Evaluation and Appraisal Reports focus on the major planning issues within a community. The public is encouraged to participate in EAR Public Workshops and EAR Discussion meetings to identify the major issues they feel should be addressed in the EAR Report. The Central Florida Regional Planning Council (CFRPC) will be holding an EAR Public Workshop for the City of Auburndale on Monday, May 12, 2008, at 6:00 PM at the Auburndale Community Center located at 115 West Park Street.

We encourage residents in the City to participate in the EAR process by attending the meetings and/or by completing the Major Issues Survey.

KEY EAR POINTS

- THE **EAR** PROCESS IS REQUIRED BY STATUTE. (CH. 163, F.S.) CITIES AND COUNTIES MUST UPDATE THEIR COMPREHENSIVE PLAN TO RESPOND TO CHANGES THAT OCCUR OVER TIME
- THE CFRPC IS ALSO UNDER CONTRACT WITH THE CITY OF LAKE ALFRED TO PREPARE THE EAR.
- THE PURPOSE OF THE **EAR** IS TO:
 - IDENTIFY MAJOR ISSUES FOR THE COMMUNITY
 - REVIEW THE CITY'S ACTIONS IN IMPLEMENTING ITS PLAN
 - ASSESS HOW WELL THE OBJECTIVES HAVE BEEN ACHIEVED
 - IDENTIFY WAYS THAT THE PLAN SHOULD BE CHANGED
- AN INITIAL **EAR** WORKSHOP IS REQUIRED TO ASSURE THE PUBLIC HAS THE OPPORTUNITY TO PARTICIPATE IN THE PLAN UPDATE. [STAFF FROM THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL HAS BEEN AVAILABLE TO IDENTIFY ANY SPECIFIC PLANNING CONCERNS]

- PUBLIC COMMENTS RECEIVED ABOUT MAJOR LOCAL ISSUES WILL BE SUMMARIZED AND SHARED WITH THE CITY BEFORE REVIEW BY THE STATE
- THE NEXT STEP BY THE PLANNING COUNCIL IS TO PREPARE THE DRAFT **EAR** REPORT. A PUBLIC HEARING WILL BE HELD AFTER THE DRAFT IS COMPLETED
- AFTER THE STATE REVIEWS (ORC) THE **EAR** REPORT, A FINAL PUBLIC HEARING WILL BE HELD TO ADOPT THE EAR. THE DUE DATE FOR ADOPTION BY THE DEADLINES SET FORTH FOR EACH CITY
- AFTER THE **EAR** IS ADOPTED, AMENDMENTS TO ALL AREAS OF THE COMPREHENSIVE PLAN WILL BEGIN.
- THE DRAFTING OF AMENDMENTS, TRANSMITTAL HEARING, REVIEW BY THE STATE DCA, AND ADOPTION HEARING WILL TAKE OVER A YEAR