

Making your EAR Process More Effective

April 29, 2010

- Isaac Hoyos, Palm Beach County; ihoyos@pbcgov.org; 561-233-5347
- Dave Kemp, AICP; davidk@jupiter.fl.us; 561-741-2532
- Lorraine Tappen, AICP; ltappen@calvin-giordano.com; 954-921-7781



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Summary

- ***EAR Purpose***
- ***Scheduling***
- ***What to do now***
- ***Public Participation***
- ***Best Practices***
- ***Areas for Improvement***
- ***Success Stories***



EAR Purpose

- Address most pressing issue(s) for the local government
 - Issues may be of regional or state importance
 - New legislative issues may or may not be Major Issues
 - Align major issues with elected body's strategic priorities

EAR Purpose

- Purpose is to improve the Plan
 - Make more user-friendly for public and private users
 - More responsive to needs, desires, and vision of the community

Sample Schedule

- Scoping Meetings- June/July 2011
- LPA Major Issues List Workshop-September 2011
- Elected Body Major Issues List Approval- September 2011
- Request Letter of Understanding from DCA- October 2011
- Draft EAR (3-6 months)- October 2011-February 2012
- Manager/Director Review Period- March 2012



Sample Schedule

- LPA Workshop- June 2012
- LPA Recommendation Hearing (Required)- July 2012
- Elected Body Workshop- September 2012
- Elected Body Adoption Hearing (Required)- October 2012
- EAR Due Date: BOCA RATON 11/1/2012
BOYNTON BEACH 11/1/2012




*Consult with DCA if courtesy or informal review is available.

What to do now

Boca Raton
Boynton Beach
Examples


- Create Comprehensive Plan “To Do” List-May 2010
 - Review all deadlines inserted in last EAR-based amendments
- Budget Request for FY11– ASAP
 - Advertising fees, room reservation fees
 - Funds for fulfilling Comp Plan deadlines
- Update Comprehensive Plan Copy-July 2010
 - Incorporate CIE Updates, Water Supply Facility Work Plan amendments, prior EAR-based Amendments
 - Incorporated language from stipulated settlement agreements

- *Incorporate public comments from other community visioning efforts*
- *Maximize your budget - Use technology to your benefit*
- *Create an Interactive web-site*
- *Write articles for newsletter and prepare press releases*
- *Make sure state agencies know of your meetings*



**SCOPING MEETINGS
FOR EVALUATION
AND APPRAISAL
REPORTS**

Division of Community Planning
Florida Department of
Community Affairs



FLORIDA DEPARTMENT OF
**Community
Affairs**

Making Florida A Better Place to Call Home

PUBLIC PARTICIPATION

- *Consider topic specific scoping meeting*
 - *Transportation*
 - *Workforce housing*
 - *Green initiatives*
- *Contact interested groups and individuals*
- *All public comments should be woven into larger issues*



**SCOPING MEETINGS
FOR EVALUATION
AND APPRAISAL
REPORTS**

Division of Community Planning
Florida Department of
Community Affairs



Making Florida A Better Place to Call Home

PUBLIC PARTICIPATION

Best Practices



- *Interagency coordination*
 - *Consider separate agency scoping meeting*
 - *Or ask agencies to email suggested major issues*

Best Practices



- *Coordination w/ reviewer(s) throughout process*
- *Review other EARs found sufficient*
- *Re-review Chapter 163.3191 before making EAR publicly available*



Success Stories

- *EAR as blueprint for Town's strategic goals*
- *Town of Jupiter 2006 EAR Major Issues reflected Town's strategic plan (2006-2021)*
- *EAR-based amendments adopted to support strategic plan*
- *Land Development Regulations updated according to EAR updated Comprehensive Plan*

Success Stories

- ***Town of Malabar***
 - *10% of population attended Scoping meeting*
- ***Martin County***
 - *Opportunity to iron out historic Comprehensive Plan inconsistencies*
 - *Reduced public tension over controversial issues*
- ***City of Pahokee***
 - *Greater awareness of Comprehensive Plan, role in redevelopment*
- ***Town of Surfside***
 - *Integrated Town Charrette*



Success Stories



- *Palm Beach County*
 - *2004 EAR “guideline” to address issues in “flux” during the EAR like:*
 - *Addressing Workforce & Affordable Housing*
 - *Efforts to Bring Scripps to Florida*

Success Stories



- *Palm Beach County*
 - *Land Use & Population Analysis painted the proximity of build-out of the USA/US Tier that:*
 - *Lead to a shift in policy towards redevelopment*
 - *Pointed to the creation of an “Urban Redevelopment Area – URA”*



QUESTIONS