

City of Margate

Evaluation and Appraisal Report of the Comprehensive Plan



What is an Evaluation and Appraisal Report (EAR)?

A Limited Update to the Comprehensive Plan

- Ch. 163 Part II, F.S., “Community Planning Act” governs comprehensive plans.
- Local governments required to adopt and maintain a comprehensive plan to accommodate growth.
- Local governments are required to evaluate and update the plan on predetermined schedule.
- Scope of required updates limited to changes in the Act made after last plan update.

The City of Margate
submitted its EAR
Letter on
December 30, 2016.

EAR Amendments

An EAR is **not** an Update of the Entire Comprehensive Plan.

The EAR-based amendments only require:

- Changes to existing Goals, Objectives, and Policies impacted by changes in State statutes; and/or
- The addition of new Goals, Objectives, and Policies to reflect changes in State statutes

Summary of Proposed Amendments

Transportation Element

- Added references to Proportionate Fair Share
- Recognizes the Concurrency Management System adopted by the City

Capital Improvements Element

- Prioritization of CIP projects needed to maintain levels of service

Only 4 Elements
Affected by the
EAR Update

Summary of Proposed Amendments

Intergovernmental Coordination Element

- SFRPC must be first alternative for resolving intergovernmental conflicts

Public Schools Facilities Element

- Optional, but timely due to the recently adopted Third Amended and Restated Interlocal Agreement with the School Board of Broward County
- Requires adoption of BCPS District Education Facilities Plan into the City's CIE annually (by reference)

Only 4 Elements
Affected by the
EAR Update

Next Steps

- City Commission first reading of the ordinance.
- Transmittal of the amendments and ordinance to the DEO
 - Within 60 days of receipt, DEO issues ORC.
 - Within 180 days of receiving the ORC, City conducts 2nd public hearing.
- A copy of the adopted ordinance is sent to DEO.
- DEO finds the amendments in compliance.
- Amendments become effective pursuant to adopted ordinance.

Staff's Findings & Recommendation

- The proposed amendments are required by law.
- The updates meet the minimum EAR requirements as identified in F.S. 163.3191.
- Staff is recommending APPROVAL and ADOPTION of the proposed EAR-based amendments and the related ordinance.

Proposed Action

Make a Motion to:

Recommend the City Commission approve the proposed EAR-based amendments and ADOPT the related ordinance, which will bring the City's Comprehensive Plan into compliance with Florida Statutes.