Making your EAR Process More Effective

April 29, 2010

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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

Boca Raton/Boynton Beach Examples Due Date: November 1, 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

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