



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<b>20<u>10</u></b>	<b>20<u>11</u></b>	<b>20<u>12</u></b>	<b>20<u>13</u></b>	<b>20<u>14</u></b>
Capital Expenditures	___	___	___	___	___
Operating Costs	___	___	___	___	___
External Revenues	___	___	___	___	___
Program Income (County)	___	___	___	___	___
In-Kind Match (County)	___	___	___	___	___
<b>NET FISCAL IMPACT</b>	<b>==</b>	<b>==</b>	<b>==</b>	<b>==</b>	<b>==</b>
<b>No. ADDITIONAL FTE POSITIONS (Cumulative)</b>	<b>___</b>	<b>___</b>	<b>___</b>	<b>___</b>	<b>___</b>

Is Item Included In Current Budget? Yes \_\_\_ No \_\_\_

Budget Account No.: Fund \_\_\_ Department \_\_\_ Unit \_\_\_  
 Object \_\_\_ Reporting Category \_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

There is no fiscal impact associated with this workshop item. Fiscal impacts and funding sources for any specific Board direction resulting from this workshop would be analyzed at the time those items are brought to the Board for action.

C. Departmental Fiscal Review: *Pat DiGiuseppe*

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*MSL* 10112101  
 10/16/09 OFMB

*Don J. Jones* 10113109  
 Contract Dev. and Control

**B. Legal Sufficiency:**

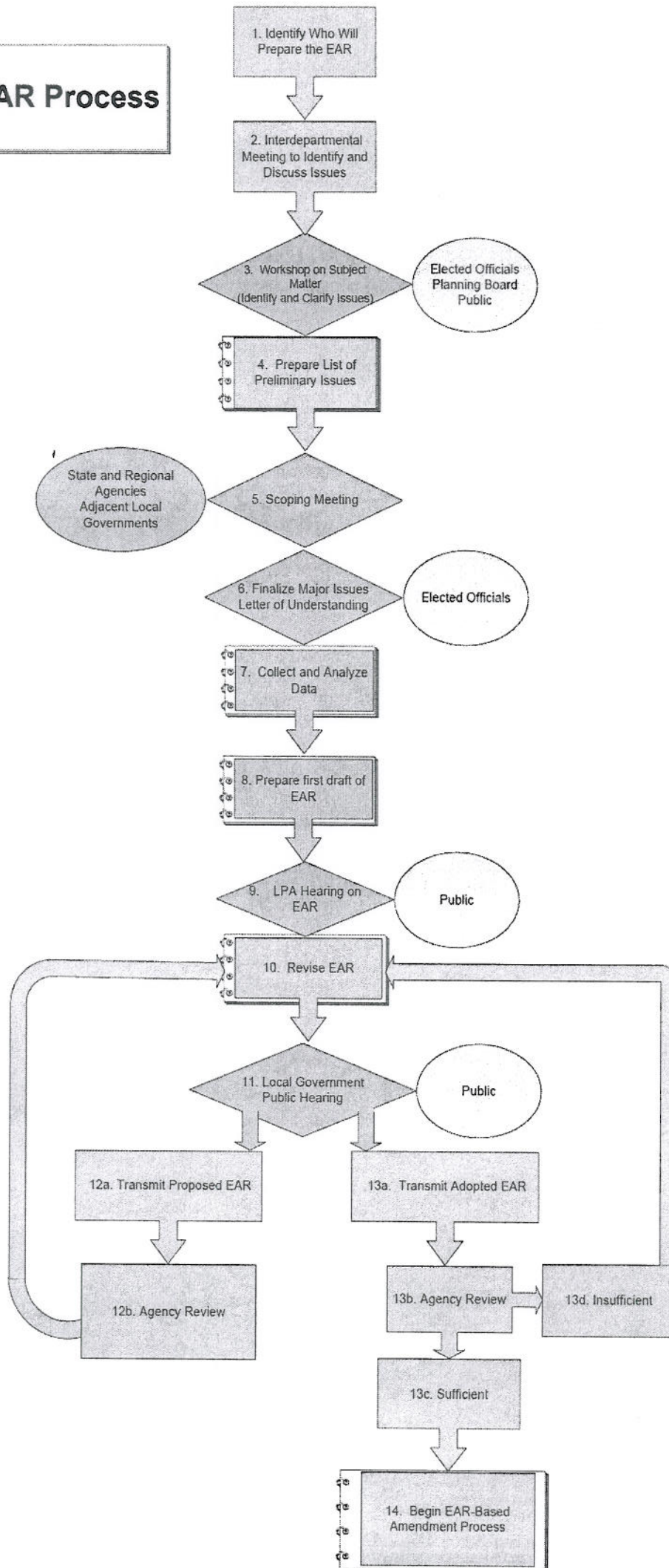
*[Signature]*  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

**Attachment 1**  
**Prepared by the Florida Department of Community Affairs**

**The EAR Process**



**Attachment 2**  
**Evaluation and Appraisal Report**

**Anticipated Timeframes**

<b>EAR Process: Timeframes</b>			
<b>Major EAR Process Steps</b>	<b>Timeframe</b>	<b>Dates</b>	<b>Add'l Considerations</b>
		12/09	<i>Next EAR Committee Report due from State</i>
<b>Optional Scoping Meeting:</b> To include state/regional review agencies; adjacent/affected local governments; public	"At least one year prior to adoption"	4/1/10-7/1/10	<i>Preliminary list of new data and major issues should be prepared in advance with state/regional agencies</i>
		03/10-04/10	<i>Legislative Changes, if any, resulting from EAR Committee report to State</i>
<b>Local Planning Agency Public Hearing</b>	"At least one, during preparation and prior to recommendation"	TBD	
		03/11	<i>2010 Preliminary Census Results</i>
<b>Optional Submittal to DCA, other agencies.</b>	"90 days prior to adoption"	4/1/11-7/1/11	
<b>Agency Comments sent to County</b>	'w/l 30 days of receipt'	TBD	
<b>BCC Adoption Public Hearing</b>	'once every 7 years'; 'no earlier than 90 days prior'	7/1/11-10/1/11	
<b>Preliminary Agency Review</b>	'w/l 60 days of receipt'	TBD	
<b>Final Agency Review/Sufficiency Determination</b>	'w/l 90 days'	No later than 10/1/11-1/1/12	
<b>Adoption of Amendments</b>	'w/l 18 months of sufficiency, in 1 cycle; a 6-month extension and additional ones possible.'	No later than 4/2013 - 7/2013	<i>Date does not reflect any possible extensions</i>
<b>Submittal of Revised Plan to State</b>	'w/l 6 months of effective date of amendments'		

**Evaluation and Appraisal Report Requirements**  
**Based on DCA's "Guide to Preparing an Evaluation and Appraisal Report"**  
**and on Chapter 163.3191, FS**

**EAR Purpose:**

...serve as summary audit of actions the local government has undertaken, and identify changes it may need to make, based on local government's analysis of major issues to further the community's goals consistent with statewide minimum standards...

**EAR Content Requirements:**

At minimum:

- Population growth and changes in land area
- Extent of vacant/developable land
- Financial feasibility of implementing Plan and achieving/maintaining adopted Levels of Service
- Actual versus anticipated location of development
- Major issues and their social, economic, and environmental impacts
- Changes to State Plan, 163, 9J-5, Strategic Regional policy Plan since last EAR
- Achievement of Plan objectives related to major issues; unanticipated changes, resulting problems or opportunities, and resulting social, economic and environmental impacts
- Element successes and shortcomings
- Necessary corrective actions to address major issues
- Summary of public participation program
- Coordination of Comprehensive Plan with public school facilities
- Success of water supply planning
- Impact of any Coastal High Hazard Area density reductions on property rights
- Compatibility with military installations, if applicable
- Extent to which purpose of any special transportation area was met
- Assessment of methodology for measuring impacts for intergovernmental concurrency management implementation

**EAR Suggested Participants:**

- Elected body (City, Town, or Village Council, City Commission, or County Commission
- Planning Commission or Planning Board and/or Local Planning Agency
- Development Review Board or Committee
- Local government staff, such as the manager or administrator, clerk, and those responsible for planning, zoning, engineering, utilities, public safety, affordable housing, and finance
- School Board
- Chamber of Commerce
- Homeowners' Associations
- Builders' Association
- Civic groups
- Representatives of adjacent local governments
- Public at large