



# MEMORANDUM

AGENDA ITEM #8e

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DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: EVALUATION AND APPRAISAL REPORT AND LOCAL GOVERNMENT  
COMPREHENSIVE PLAN REQUIRED AMENDMENT STATUS REPORT

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Pursuant to Section 163.3191, Florida Statutes (F.S.), "each local government shall adopt an Evaluation and Appraisal Report (EAR) once every seven years assessing the progress in implementing the local government's comprehensive plan" to assist in keeping its plan current. The EAR evaluates how a community has addressed major community land use planning issues and suggests how the plan should be revised and updated. In addition, the EAR reviews legislative changes since the comprehensive plan was adopted and determines how the plan should be updated to reflect new legislation.

When EARs are found to be sufficient, local governments have up to 18 months to adopt EAR-based amendments. If an EAR-based amendment is not adopted within 18 months of the EAR being found sufficient, local governments cannot adopt comprehensive plan amendments until the EAR-based amendments are adopted. **Table One provides the status of local governments with EARs that have been found sufficient, including the status of any proposed or adopted EAR-based amendments.**

When EARs are found not sufficient, a local government may amend its comprehensive plan for a period of one year from the date the EAR was found to be not sufficient. After this time period, the local government is prohibited from amending its comprehensive plan until such time as the EAR has been found sufficient. Council staff is contacting all local governments in the region whose EAR has not been adopted or has been found not sufficient to offer technical assistance in resolving outstanding EAR issues. **Table Two provides the status for local governments that have not adopted or have received a finding of not sufficient for their EAR.** Included in the table is a brief summary of technical assistance efforts provided to the local government.

**Table Three lists the local governments whose required amendments, as of this date, are overdue for one or more reasons or whose amendments are under review at this time.** The Florida Legislature has authorized the imposition of penalties by DCA if local governments did not adopt certain amendments or EAR-based requirements on time. The penalties are authorized for: second round EAR Reports, first or second round EAR-based amendments, Public Education Facilities Element amendments, alternative water supply planning amendments, and annual updates to the Capital Improvements Element.

## Recommendation

Information only.

**Table One**  
**EAR Sufficiency and EAR-Based Amendment Status**  
*(as of March 20, 2009)*

<b>Local Government</b>	<b>EAR Due Date</b>	<b>EAR Sufficiency Finding and Date</b>	<b>EAR Based Amendment Due</b>	<b>EAR Based Amendment Status</b>
Aventura	12/1/05	1/15/06	7/15/07	adopted 1/10/07; in compliance 3/16/07
Biscayne Park	3/1/06	11/25/08	5/25/10	
Broward County	3/1/04	7/26/04	11/8/06 *	adopted 12/12/06; in compliance 1/30/07
Coconut Creek	3/1/05	12/21/05	12/21/07*	adopted 5/22/08; in compliance 8/28/08
Cooper City	3/1/05	6/24/05	12/24/07*#	adopted 12/11/07; in compliance 2/20/08
Coral Gables	4/1/06	9/7/07	3/7/09	
Coral Springs	4/1/05	4/16/07	10/16/08	adopted 7/17/08; in compliance 8/7/08
Dania Beach	4/1/05	4/30/07	10/30/08	<i>adopted amendments under review (for 4/6/09 Council meeting)</i>
Davie	5/1/05	7/11/06	7/11/08*	<i>proposed amendments under review (for 4/6/09 Council meeting)</i>
Deerfield Beach	5/1/05	3/3/06	9/3/07	adopted 5/1/07; in compliance 7/10/07
El Portal	11/1/04	3/11/05	9/11/06	
Florida City	11/1/04	2/5/07	8/5/08	adopted 1/23/08; in compliance 3/18/08
Fort Lauderdale	6/1/05	3/24/06	3/24/08*	adopted 5/6/08; in compliance 7/23/08
Golden Beach	11/1/04	8/26/05	2/26/07	proposed amendment reviewed at 2/2/09 Council meeting; ORC issued 3/9/09
Hallandale Beach	6/1/05	11/28/06	5/28/08	proposed amendment reviewed at 2/2/09 Council meeting; ORC issued 2/20/09
Hialeah	12/1/04	11/18/05	5/18/07	adopted 8/28/07; in compliance 10/23/07
Hialeah Gardens	12/1/04	1/28/05	7/28/06	adopted 5/1/07; in compliance 8/10/07
Hillsboro Beach	7/1/05	10/11/05	4/11/07	<i>proposed amendments under review (for 4/6/09 Council meeting)</i>
Hollywood	7/1/05	10/9/05	4/7/08 *	adopted 2/20/08; in compliance 4/21/08
Homestead	1/1/05	1/7/08	7/7/09	proposed amendment reviewed at 10/6/08 Council Meeting; ORC issued 11/10/08
Indian Creek Village	1/1/05	3/11/05	9/11/06	adopted 12/19/05; in compliance 2/6/06
Islamorada	12/1/05	11/30/07	5/30/09	adopted 12/18/09; in compliance 2/3/09
Key Biscayne	2/1/05	10/24/07	4/24/09	
Key Colony Beach	8/1/05	5/9/06	11/9/07	adopted 6/12/07; in compliance 8/31/07
Key West	2/1/06	4/13/07	10/13/08	
Lauderdale-By-The-Sea	8/1/05	7/7/06	1/7/08	adopted 9/12/08; in compliance 10/31/08
Lauderdale Lakes	8/1/05	11/21/07	5/21/09	
Lauderhill	9/1/05	6/13/06	11/14/08*#	
Layton	9/1/05	10/20/06	4/20/08	adopted 2/7/08; in compliance 4/22/08
Lighthouse Point	10/1/05	7/31/06	7/31/08*	proposed amendments reviewed at 3/2/09 Council meeting; ORC to be issued 4/9/09
Margate	10/1/05	9/14/07	3/14/09	
Medley	3/1/05	3/13/07	9/13/08	<i>adopted amendments under review (for 4/6/09 Council meeting)</i>

Local Government	EAR Due Date	EAR Sufficiency Finding and Date	EAR Based Amendment Due	EAR Based Amendment Status
Miami	3/1/05	2/17/06	8/17/08*#	adopted 11/13/08; in compliance, except for some GOPs related to working waterfronts
Miami Beach	4/1/05	12/7/07	6/7/09	
Miami Lakes	5/1/06	6/27/08	10/27/09	
Miami Shores	4/1/05	9/2/05	9/2/07 *	adopted 7/1/08; in compliance 9/4/08
Miami Springs	5/1/05	7/17/07	7/17/09	proposed amendment reviewed at 11/5/07 Council Meeting; ORC Report issued 11/21/07
Miami-Dade County	11/1/03	2/16/04	8/16/05	adopted 12/12/05; in compliance 2/16/06
Miramar	11/1/05	7/30/07	1/30/09	
Monroe County	8/1/04	12/12/04	12/20/06 *	adopted 5/21/07; in compliance 7/25/07
North Bay Village	5/1/05	6/26/06	12/26/07	adopted 12/11/07; in compliance 2/4/08
North Lauderdale	11/1/05	3/23/07	9/23/08	adopted 5/29/08; in compliance 8/27/08
North Miami	6/1/05	12/21/05	12/21/07 *	adopted 12/11/08; in compliance 2/18/08
North Miami Beach	6/1/05	9/16/05	9/16/07 *	
Oakland Park	12/1/05	6/30/06	12/30/07	adopted 12/12/07; in compliance 2/1/08
Parkland	1/1/05	11/17/06	5/17/08	adopted 8/20/08; in compliance 10/20/08
Pembroke Pines	2/1/06	4/11/06	10/11/07	adopted 10/3/07; in compliance 11/21/07
Pinecrest	8/1/05	4/21/06	10/21/07	
Plantation	2/1/06	7/11/06	1/11/08	adopted 11/28/07; in compliance 1/17/08
Pompano Beach	3/1/06	3/9/07	3/9/09*	
South Miami	9/1/05	5/19/06	11/19/07	proposed amendment reviewed at 12/3/07 Council Meeting; ORC Report issued 1/18/08
Southwest Ranches	6/1/06	4/11/08	10/11/09	
Sunny Isles Beach	10/1/05	11/29/05	5/29/07	adopted 12/13/07; in compliance 2/8/07
Sunrise	4/1/06	4/9/07	4/9/09*	<i>proposed amendments under review (for 4/6/09 Council meeting)</i>
Surfside	10/0/05	7/29/08	11/29/09	
Sweetwater	11/1/05	4/24/07	10/24/08	proposed amendments reviewed at 3/2/09 Council meeting; ORC not issued yet
Tamarac	5/1/06	6/23/06	6/23/08	adopted 6/11/08; in compliance 8/4/08
Virginia Gardens	11/1/05	6/8/07	12/8/08	<i>proposed amendments under review (for 4/6/09 Council meeting)</i>
West Miami	12/1/05	12/20/06	6/20/08	adopted 10/18/08; in compliance 1/17/09
Weston	5/1/06	7/17/07	1/17/09	<i>adopted amendments under review (for 3/2/09 Council meeting)</i>
Wilton Manors	6/1/08	5/6/08	11/6/09	

\* received 6 month extension of due date from DCA

# received a second 6 month extension of due date in order to further transportation and land use planning  
 ORC = Objections, Recommendation, and Comments Report from the Florida Department of Community Affairs on the proposed amendment

**Table Two**  
**Status of EAR Activities, EAR Not Adopted or EAR Process Not Complete**  
*(as of March 20, 2009)*

<b>Local Government</b>	<b>EAR Due Date</b>	<b>EAR Adopted</b>	<b>EAR Not Sufficient Finding and Date</b>	<b>Technical Assistance Efforts</b>
Bal Harbour	1/1/06	No		discussed status with City Attorney; offered technical assistance
Bay Harbor Islands	2/1/06	No		coordinated with consultant, offered technical assistance
Lazy Lake	9/1/05	No		discussed status with City Attorney; offered technical assistance
Opa-locka	7/1/05	Yes	3/5/09	Council staff met with the City and its consultant to discuss issues on 3/9/09.
Pembroke Park	1/1/06	No		coordinated with consultant, offered technical assistance; draft EAR to be completed soon
Sea Ranch Lakes	4/1/06	No		discussed EAR alternatives with DCA due to size of city

<sup>1</sup> Revised EAR submitted to resolve insufficiency issues

**Table Three**  
**Local Governments that may be Restricted from Adopting Plan Amendments**  
*(as of March 20, 2008)*

Local Government	Amendment Type							
	School Siting Not Adopted	First Round EAR-Based Partially or Not Adopted	Second Round EAR Not Adopted With EAR Due Date	Second Round EAR-Based Not Adopted With Amendment Due Date	EAR More Than One Year Not Sufficient With Not Sufficient Finding Date	Public Education Facilities Element Not Adopted With Due Date	Water Supply Planning Not Adopted With Due Date	Annual Update to CIE Not Adopted With Due Date
Aventura							8/15/2008◆	
Bal Harbour Village			1/1/2006				8/15/2008◆	12/1/2008
Bay Harbor Islands		X	2/1/2006				8/15/2008◆	12/1/2008
Biscayne Park	X	X					8/15/2008◆	12/1/2008
Coconut Creek							8/15/2008◆	12/1/2008
Cooper City							8/15/2008◆	
Coral Gables							8/15/2008	12/1/2008
Coral Springs							Not in Compliance 8/15/2008◆	
Cutler Bay						1/1/2008	8/15/2008◆	
Dania Beach				10/30/08; adopted amendments under review			8/15/2008◆	12/1/2008
Davie				7/11/2008; proposed amendments under review			8/15/2008◆	
Deerfield Beach							8/15/2008	
Doral						1/1/2008	8/15/2008◆	12/1/2008
El Portal				9/11/2006		1/1/2008	8/15/2008	12/1/2008
Florida City						1/1/2008	8/15/2008	12/1/2008
Fort Lauderdale							8/15/2008◆	12/1/2008
Golden Beach				2/26/07; ORC to be issued 3/9/09		1/1/2008	8/15/2008◆	12/1/2008
Hallandale Beach				11/28/08; ORC to be issued 2/20/09				
Hialeah						1/1/2008	8/15/2008◆	12/1/2008

Local Government	Amendment Type							
	School Siting Not Adopted	First Round EAR-Based Partially or Not Adopted	Second Round EAR Not Adopted With EAR Due Date	Second Round EAR-Based Not Adopted With Amendment Due Date	EAR More Than One Year Not Sufficient With Not Sufficient Finding Date	Public Education Facilities Element Not Adopted With Due Date	Water Supply Planning Not Adopted With Due Date	Annual Update to CIE Not Adopted With Due Date
Hialeah Gardens						1/1/2008	8/15/2008	12/1/2008
Hillsboro Beach	X			4/11/2007; proposed amendments under review		2/1/2008	8/15/2008◆	12/1/2008
Homestead				7/7/09; ORC issued 11/10/08			8/15/2008◆	12/1/2008
Indian Creek Village							8/15/2008◆	12/1/2008
Islamorada						4/1/2008	8/15/2008◆	
Islandia						1/1/2008	8/15/2008	12/1/2008
Key Biscayne						1/1/2008	8/15/2008	12/1/2008
Key Colony Beach						4/1/2008		
Key West		X		10/13/08		4/1/08	8/15/2008	12/1/2008
Lauderdale By-The-Sea						2/1/2008		12/1/2008
Lauderdale Lakes						2/1/2008	8/15/2008	12/1/2008
Lauderhill				11/14/08			8/15/2008◆	
Layton						4/1/2008	8/15/2008◆	12/1/2008
Lazy Lake	X		9/1/2005			2/1/2008	8/15/2008	12/1/2008
Lighthouse Point				7/31/2008			8/15/2008◆	12/1/2008
Marathon						4/1/2008	8/15/2008	12/1/2008
Margate						2/1/2008		12/1/2008
Medley	X			9/13/08; adopted amendments under review		1/1/2008	8/15/2008◆	
Miami				8/17/08; adopted 11/13/08; in compliance, except GOPs RE: working waterfronts			8/15/2008	

Local Government	Amendment Type							
	School Siting Not Adopted	First Round EAR-Based Partially or Not Adopted	Second Round EAR Not Adopted With EAR Due Date	Second Round EAR-Based Not Adopted With Amendment Due Date	EAR More Than One Year Not Sufficient With Not Sufficient Finding Date	Public Education Facilities Element Not Adopted With Due Date	Water Supply Planning Not Adopted With Due Date	Annual Update to CIE Not Adopted With Due Date
Miami Beach		X					8/15/2008	12/1/2008
Miami Gardens							8/15/2008	
Miami Lakes					12/19/2007	1/1/2008	8/15/2008♦	12/1/2008
Miami Springs	X			7/17/09; ORC issued 11/21/07		1/1/2008	8/15/2008♦	12/1/2008
Miami-Dade County						1/1/2008		
Miramar								12/1/2008
Monroe County						4/1/2008	8/15/2008♦	
North Bay Village							8/15/2008♦	12/1/2008
North Lauderdale						2/1/2008		12/1/2008
North Miami							8/15/2008♦	
North Miami Beach				9/16/2007			8/15/2008♦	12/1/2008
Oakland Park							8/15/2008♦	12/1/2008
Opa-locka	X	X	7/1/05; adopted EAR Not Sufficient 3/5/09			1/1/2008	8/15/2008	12/1/2008
Palmetto Bay							8/15/2008♦	12/1/2008
Parkland							8/15/2008♦	
Pembroke Park			1/1/2006				8/15/2008♦	
Pembroke Pines							8/15/2008♦	12/1/2008
Pinecrest				10/21/2007		1/1/2008	8/15/2008	12/1/2008
Plantation								

Local Government	Amendment Type							
	School Siting Not Adopted	First Round EAR-Based Partially or Not Adopted	Second Round EAR Not Adopted With EAR Due Date	Second Round EAR-Based Not Adopted With Amendment Due Date	EAR More Than One Year Not Sufficient With Not Sufficient Finding Date	Public Education Facilities Element Not Adopted With Due Date	Water Supply Planning Not Adopted With Due Date	Annual Update to CIE Not Adopted With Due Date
Sea Ranch Lakes	X		4/1/2006				8/15/2008	12/1/2008
South Miami				11/19/07: ORC issued 1/18/08		1/1/2008	8/15/2008	12/1/2008
Southwest Ranches							8/15/2008◆	
Sunny Isles Beach							8/15/2008◆	12/1/2008
Surfside			10/1/2005				8/15/2008◆	
Sweetwater	X	X		10/24/08; ORC not issued yet		1/1/2008	8/15/2008◆	12/1/2008
Tamarac							8/15/2008◆	12/1/2008
Virginia Gardens				12/8/08; proposed amendments under review			8/15/2008◆	12/1/2008
West Miami		X				1/1/2008	8/15/2008	
West Park						2/1/2008		
Wilton Manors							8/15/2008◆	12/1/2008

\*revised adopted EAR submitted for review

ORC, Objections, Recommendation, and Comments Report from the Florida Department of Community Affairs on the proposed amendment

◆, amendment review for water supply planning in ORC/NOI process

( ), local government has timely submitted EAR-based amendments for review