

City's Evaluation and Appraisal Report (EAR)




City Commission
June 22, 2026

Department of Sustainable Development (DSD)

Comprehensive Plan Amendment

LDC -26-02029



Request



A Comprehensive Plan Amendment to:

- Incorporate updates identified through the City's Evaluation and Appraisal Review (EAR); and
- Adopt the 10-Year Water Supply Facilities Work Plan 2026 Update, as required by Florida Statutes.

The amendments update the Comprehensive Plan to reflect current conditions, statutory requirements, and revised goals, objectives, policies and maps.

Background



The Evaluation and Appraisal Report (EAR) is a state-mandated process requiring local governments to periodically update their Comprehensive Plans to address changes in local conditions and state law.

- **July 15, 2025-** The Planning and Zoning Board/Local Planning Agency recommended approval of the EAR-based amendments to the City Commission.
- **August 20, 2025** - The City Commission approved the amendments on first reading for transmittal to Florida Commerce for review.
- **May 12, 2026** - The Planning and Zoning Board/Local Planning Agency recommended approval of the EAR-based amendments to the City Commission (new application).

Current Situation

- Florida Commerce issued comments regarding provisions that may be considered more restrictive under Chapter 2025-190, Laws of Florida, which temporarily limits the adoption of more restrictive land development regulations in disaster-affected jurisdictions.
- The City prepared responses clarifying that the amendments are consistent with state requirements and do not create prohibited restrictions.
- Concurrently, the Public Works Department completed the 2026 Update to the 10-Year Water Supply Facilities Work Plan, as required by Florida Statutes. This update was not due at the time the original EAR-based amendments were transmitted to the State.
- The prior amendment cycle was withdrawn, and the amendments are now being reheard by the Board (the Local Planning Agency), incorporating the updated Water Supply Facilities Work Plan.

General Updates



- Reformatted the document for improved readability and style.
- Updated data, maps, tables and supporting data as necessary.
- Incorporated required statutory and legislative updates.
- Added policies addressing state mandates and local planning goals.
- Removed outdated references and redundant content.

Proposed Amendment



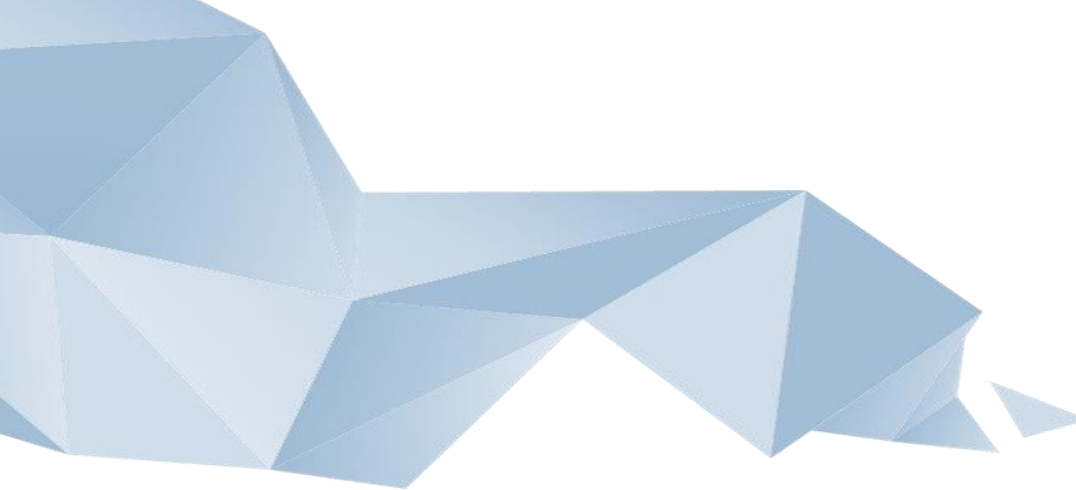
The Adoption process:

- ✓ Planning and Zoning Board/Local Planning Agency Hearing – *May 12, 2026*
- ✓ City Commission, First Reading / Public Hearing – *June 22, 2026*
- State Agency Review, Transmittal to the Florida Commerce for state agency review – *Within 10 days of 1st reading*
- City Commission, Second Reading / Adoption Hearing - *TBD*

Staff Recommendation



Staff recommends that the City Commission approve of the proposed ordinance on first reading for transmittal to the Florida Commerce, as required by Florida Statutes.



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