

Indian River County Planning and Zoning Commission May 24, 2007

Review of Draft Evaluation and Appraisal
Report (EAR) for the Introductory Element
and the Intergovernmental Coordination
Element of the Indian River County
Comprehensive Plan

Purpose of EAR

(Section 163.3191, F.S.)

- Local planning should be a continuous and ongoing process.
- Each local government in the state must periodically assess the success or failure of its comprehensive plan, address changing conditions, and identify changes in state policy on planning and growth management.
- IRC EAR due date is December 1, 2008
- EAR based amendments in 2009

Public Participation

- May 25, 2006 – PZC Recommended Approval of a EAR Public Participation Plan
- June 20, 2006 – BCC Approved the EAR Public Participation Plan

General EAR Steps

Planning and Zoning Commission
Local Planning Agency (LPA)
provides overall review and direction

Staff conducts research and analysis; provides technical reports and position papers develops draft documents

Advisory groups work with staff; hold public meetings; review staff reports and review Draft EAR Comp Plan Elements; obtain public input; make recommendations to staff

Comp Plan Elements

Introductory

- Infrastructure
 - Sanitary Sewer
 - Potable Water
 - Solid Waste
 - Natural Groundwater Aquifer Recharge
 - Stormwater Management
- Transportation
- Economic Development
- Capital Improvements
- Housing
- Conservation
- Coastal Management
- Recreation and Open Space

Intergovernmental Coordination

General EAR Steps Continued

Staff prepares final reports

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graph TD; A[Staff prepares final reports] --> B[LPA works with staff; reviews draft report; holds public meetings and necessary public hearings; recommends EAR to BCC]; B --> C[BCC works with staff; reviews draft plan and recommendations from LPA; conducts required public hearings; adopts EAR];
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LPA works with staff; reviews draft report; holds public meetings and necessary public hearings; recommends EAR to BCC

BCC works with staff; reviews draft plan and recommendations from LPA; conducts required public hearings; adopts EAR

Introductory Element EAR

Purpose

- Provides the general demographic data for the County to be used in updating other Comp Plan Elements

Introductory Element EAR

Changes Since Last Major Comp Plan Update

POPULATION

- County's population increased by 34.9% (5% faster than the State's)
- 6,000 more residents within the County in 2005 than originally projected
- Average age increased from 44 to 47.9
- Population over 45 years old increased from 48.9% to 54.1%

Introductory Element EAR

Changes Since Last Major Comp Plan Update

EMPLOYMENT

- Annual unemployment lowered from 9.8% to 4.2%
- Number of jobs increased from 38,689 to 57,102 (18,413 jobs)
- Increase in retail jobs associated with Indian River Mall and surrounding properties.
- Increase in construction jobs associated with recent housing boom.

Intergovernmental Coordination Element EAR

- 56 entities that the County must coordinate with on a regular basis
- Same Conditions
- Areas to Consider
 - Communication
 - Extra-jurisdictional impacts
 - Intergovernmental Coordination Relationship
 - Intergovernmental Coordination Issues

Recommendation

Staff recommends that the Planning and Zoning Commission review the draft Introductory Element and the draft Intergovernmental Coordination Element and provide general comments and direction to staff.