

COMPREHENSIVE PLAN UPDATES (EAR)

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The state of Florida has developed an integrated planning system intended to ensure the coordinated administration of policies that address the multitude of issues posed by the state's continued growth and development. The integrated comprehensive planning framework calls for planning at all levels of government.

INTRODUCTION



What is the Comprehensive Plan



Why is the Comprehensive Plan Important



Need to Update the Comprehensive Plan



Process to Update the Comprehensive Plan

WHAT IS THE COMPREHENSIVE PLAN





In short, the comprehensive plan is:

A public guide to community decision making

An assessment of the community's needs

A statement of community values, goals, and objectives

A blueprint for the community's physical development

A public document adopted by government

continuously updated as conditions change

Three basic products emerge from the planning process

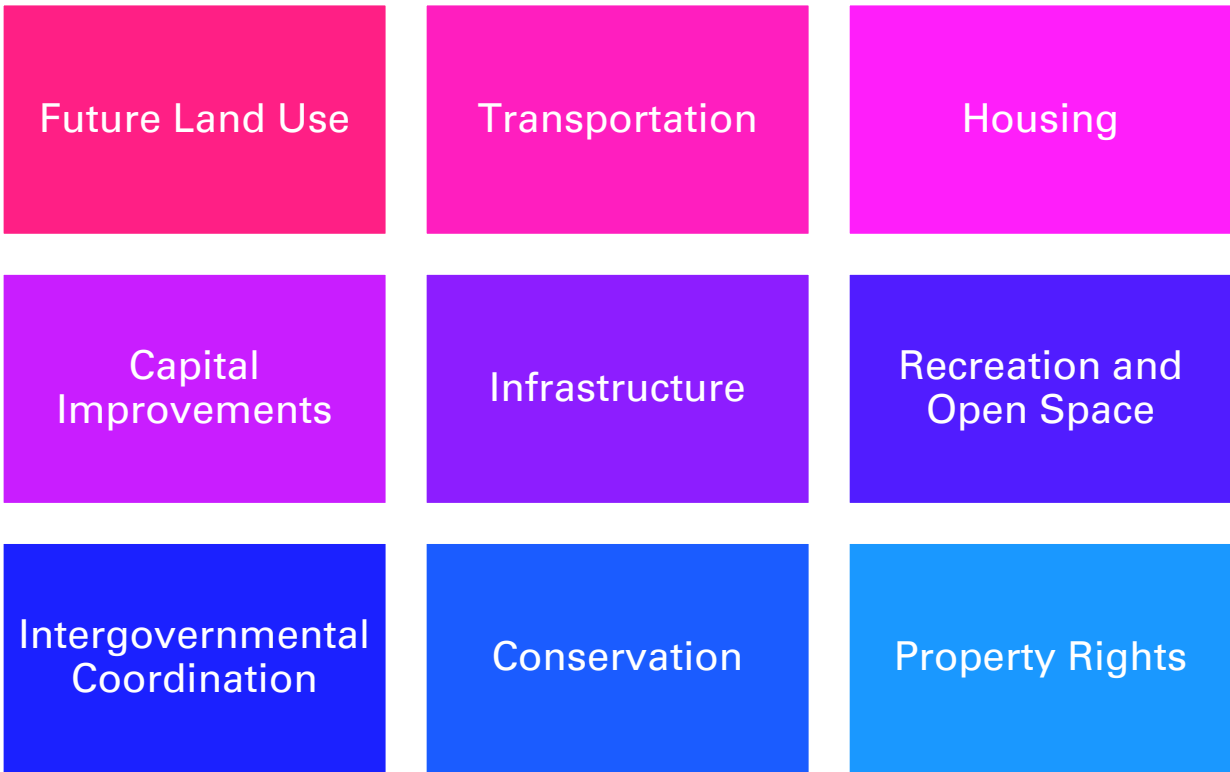
The Comprehensive Plan

Land Development Regulations

Capital Improvement Programs



REQUIRED ELEMENTS



OPTIONAL ELEMENTS

ANNEXATION(HAVE)

PUBLIC SCHOOL FACILITIES
(REQUIRED UNTIL 2011)

COMMUNITY HEALTH (NEW)

REDEVELOPMENT/ECONOMIC
DEVELOPMENT (NEW)

**WHY IS THE
COMPREHENSIVE
PLAN
IMPORTANT**





The comprehensive plan is important because:

It reflects the City's vision

It provides continuity

It provides guidance for shaping the appearance of the community including advising developers what the City is looking for

It helps to prepare the City's annual Capital Improvement Plan

It provides justification for decisions including assisting in obtaining grant monies

It is statutorily required

**NEED TO
UPDATE THE
COMPREHENSIVE
PLAN**



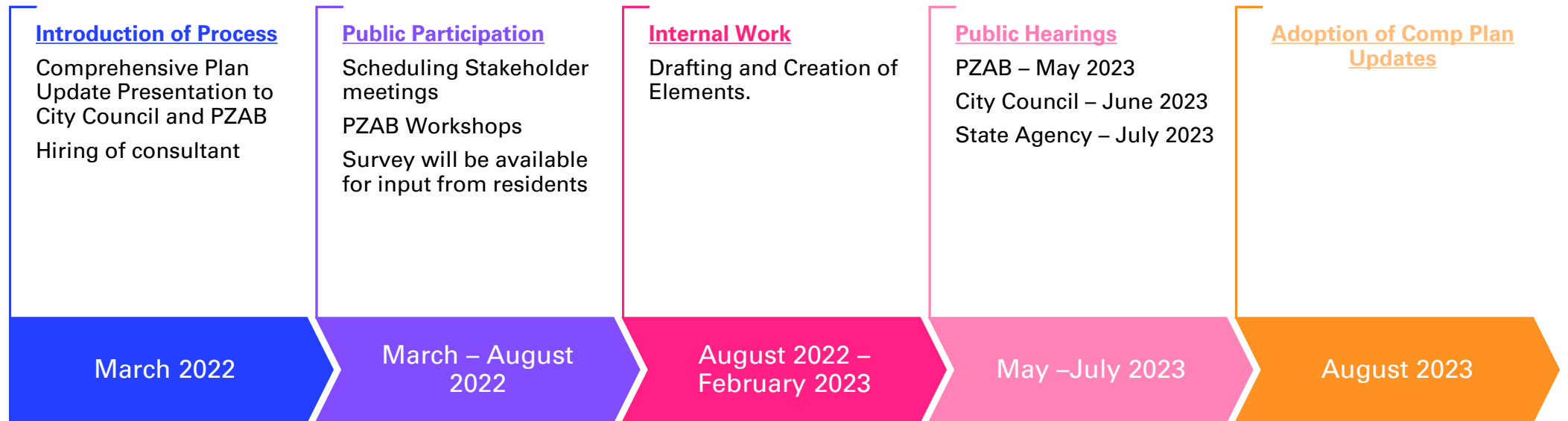


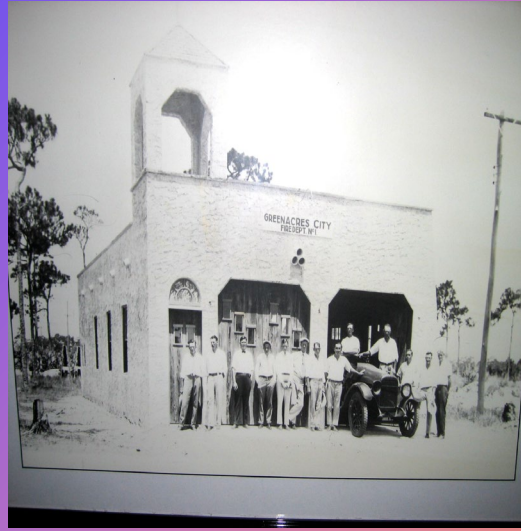
Each local government shall determine at least every seven (7) years whether plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan and notify DEO by letter on its determination. DEO publishes a schedule indicating to local government when such determination should be made. If the local government determines that such amendments are necessary, then the plan amendments will be prepared and transmitted to DEO within one year of the determination. If the local government fails to either timely notify DEO of its determination to update the comprehensive plan or to transmit such update amendments, it may not amend its comprehensive plan until it complies with these requirements. Amendments submitted to DEO to update comprehensive plans will be reviewed through the state coordinated process.

**PROCESS TO
UPDATE THE
COMPREHENSIVE
PLAN**



Timeline





Questions?