

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER FOUR – RECOMMENDATIONS FOR POLICY AMENDMENTS TO THE  
MONITORING & EVALUATION ELEMENT**

**OVERALL RECOMMENDATION:** This chapter should be extensively expanded to include the evaluation objectives and policies from each of the elements to create a comprehensive evaluation and monitoring element. The Element shall specifically identify the new planning timeframe and the required population projections to support the Plan as well as maintenance of existing and future conditions map or map series and capital improvements element as key components of the Plan's implementation and evaluation thereof.

**GENERAL MONITORING AND EVALUATION CRITERIA.** *This section stipulates procedures for implementing the required procedures for monitoring, updating and evaluating the Comprehensive Plan every five years pursuant to §163.3191, FS, and §9J-5.005(7), FAC.*

**RECOMMENDATION:** Revise to acknowledge EAR at seven year intervals and as schedule by the state.

**ROLE OF THE LOCAL PLANNING AGENCY IN PLAN EVALUATION AND UPDATES.** *The Local Planning Agency shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the City Council such changes in the Comprehensive Plan as may from time to time be required.*

1. **General Procedures.** *The monitoring and evaluation of the Comprehensive Plan shall be a continuous and ongoing process. The Local Planning Agency shall prepare periodic reports on the Comprehensive Plan. These reports shall be sent to the City Council at least once every five (5) years after the adoption of the Comprehensive Plan or Element or portion thereof. The preparation of the Evaluation and Appraisal Report shall comply with the procedures and contents set forth in §163.3191, FS, and §9J-5.005(7), FAC*

**RECOMMENDATION:** Revise to acknowledge EAR at seven year intervals and as schedule by the state.

2. **Citizen Participation.** *The process of Comprehensive Plan evaluation and update shall include a public hearing before the Local Planning Agency and the City Council, respectively, prior to adopting the final report. The public hearing shall be duly noticed and citizen input shall be encouraged.*

**RECOMMENDATION:** None.

**CRITERIA FOR CONTINUING EVALUATION OF COMPREHENSIVE PLAN ELEMENTS.** *In evaluating each Element of the Comprehensive Plan the Local Planning Agency shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.*

1. **Review Impact of Changing Conditions.** *Update appropriate baseline data and review evolving issues, including major shifts in the magnitude, distribution, and/or characteristics of the below stated items. These changing issues and shifts in conditions may serve as indicators of needed change in public policy included in the Comprehensive Plan. The policy implications of such changes shall be evaluated on a continuing basis. The baseline data update shall be predicated on the decennial U.S. Census and/or other special census or significant new data which is deemed appropriate by the City Council for inclusion in the Comprehensive Plan.*

- *Housing supply and demand.*
- *Land use.*
- *Natural Resources.*
- *Public facilities.*

**RECOMMENDATION:** None.

- *Park and recreation system.*
- *Fiscal management resources.*
- *Transportation system.*

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2. *Major Planning and Development Problems.* The evaluation and appraisal report shall identify major planning and development problems such as the physical deterioration, the location and distribution of land uses, and related adverse physical, economic, social, or environmental impacts.

RECOMMENDATION: None.

3. **Accomplishments.** The evaluation and appraisal report shall describe the progress in achieving Comprehensive Plan objectives occurring since adoption of the Plan or the last evaluation report, whichever is most recent.

RECOMMENDATION: None.

4. *Obstacles or Problems.* The evaluation and appraisal report shall analyze and explain obstacles and problems which resulted in underachievement of goals, objectives, and policies.

RECOMMENDATION: None.

5. *Unanticipated Problems and Opportunities.* The evaluation and appraisal report shall describe the nature and extent of unanticipated and previously unforeseen problems and opportunities occurring since the Plan adoption or since the preparation of the latest evaluation and appraisal report, whichever is most recent.

RECOMMENDATION: None.

6. *Develop Adequate Response to Changes in State Requirements.* The monitoring and evaluation process shall inventory and consider the impacts of changes to: Chapter 187, F.S., the State Comprehensive Plan; Chapter 163, Pt. II, F.S., the minimum criteria contained in Chapter 9J-5, F.A.C., and the Treasure Coast Regional Planning Council Strategic Policy Plan. Similarly, the monitoring and evaluation process shall recommend needed revisions to the City Comprehensive Plan required to incorporate the changes identified.

RECOMMENDATION: None.

7. *Recommended Amendments.* The evaluation and appraisal report shall recommend new or modified goals, objectives, or policies needed to resolve problems or issues identified during the Comprehensive Plan evaluation process.

RECOMMENDATION: None.