



**TO:** Planning Board

**THROUGH:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director *RA*

**FROM:** Brandon C. Creagan, LEED Green Associate, Planner *BCC*

**SUBJECT:** Proposed Evaluation & Appraisal Review Amendment for 2019

**BOARD DATE:** July 9, 2019

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**TEXT AMENDMENT**  
**Comprehensive Plan - 2019 EAR Amendment**

In 2018, the City of Fort Pierce was tasked with performing an EAR Report to the State by February 1, 2018, per Rule Chapter 73C-49, Florida Administrative Code, where the City was responsible for determining whether the need existed for the City to amend its Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated. In 2018, Staff reported to the State that indeed the City needed to amend its Comprehensive Plan and the City then had one year to prepare and transmit the proposed amendment. If any local government fails to timely submit a proposed amendment within one year of reporting, that local government may not amend its Comprehensive Plan until it complies with the requirements of the State. Because the City missed its deadline of January 31, 2019, that is in fact what happened. The City has now contracted with a Planning consultant, S&ME, to draft the needed EAR amendment, so that the City may process it according to its review procedures (i.e TRC, Planning Board, and City Commission).

S&ME has reviewed the entire Comprehensive Plan and determined, based on changes in State Statutes, which Goals, Objectives, and Policies required revisions in order to be compliant with the Community Planning Act (aka Growth Management Act). In addition, the EAR amendment has incorporated development and redevelopment strategies into the Coastal Management Element to reduce flood risks in coastal areas and encourage use of strategies that will result in the removal of coastal property from FEMA flood zone designations. To this end, they have also created coastal flood maps to supplement and guide the strategies in the Element. Finally, as part of this amendment, S&ME has reviewed all interagency hazard mitigation reports that include recommendations for amendments to the Comprehensive Plan.

**Recommendation:**

As the City of Fort Pierce is out of compliance with the Comprehensive Plan Evaluation and Appraisal Review (EAR) process, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.