

Evaluation & Appraisal Report Overview





Purpose of the EAR

- Foundation to revise the Comprehensive Plan
- An effort to better address major issues within the Town
- Required by statute to be prepared every 7 years
- Previous EAR was completed in 2007



Scoping Meetings

- Meetings conducted to determine the scope of review of the evaluation and appraisal report
- Must be completed 1 year prior to the established adoption date
- Town of Fort Myers Beach adoption date is April 1, 2012
- Must include each state and regional reviewing agency and adjacent local governments
- Must provide a preliminary list of new data and major issues since the last Evaluation and Appraisal Report.



Timeline

- Local Planning Agency must hold at least one public hearing prior to making recommendations to Council.
- 90 days prior to Council adoption, the proposed report must be provided to DCA, State and regional commenting agencies, adjacent municipalities, and interested members of the public. All comments must be transmitted within 30 days after receipt of the report.
- Within 60 days of receipt of adopted report DCA shall review the report and make a preliminary sufficiency determination.
- A final sufficiency determination shall be issued by DCA within 90 days.

EAR Schedule – Key Dates

| | 2011 | | | | | | | | | | 2012 | | | |
|----------------------------------|--|-------|-----|------|------|--------|------|-----|-----|-----|---------|----------|-------|-------|
| | March | April | May | June | July | August | Sept | Oct | Nov | Dec | January | February | March | April |
| Agency Scoping Meeting | | | | | | | | | | | | | | |
| Public Scoping Meeting | | | | | | | | | | | | | | |
| LPA Scoping Meeting | | | | | | | | | | | | | | |
| Public Scoping Meeting | | | | | | | | | | | | | | |
| Letter of Understanding to DCA | | | | | | | | | | | | | | |
| DCA Confirmation of Major Issues | | | | | | | | | | | | | | |
| Draft EAR | | | | | | | | | | | | | | |
| Submit Draft to DCA | | | | | | | | | | | | | | |
| Finalize EAR | | | | | | | | | | | | | | |
| LPA Public Hearing | | | | | | | | | | | | | | |
| Council Public Hearing | | | | | | | | | | | | | | |
| EAR Due to DCA | | | | | | | | | | | | | | |
| | * Copies must be provided to DCA, State and Regional Commenting agencies, adjacent jurisdictions, and interested members of the public. Review comments must be transmitted within 30 days | | | | | | | | | | | | | |
| | ** Within 60 of receipt of adopted plan, DCA will review and make a preliminary sufficiency determination. A final sufficiency shall be issued within 90 days | | | | | | | | | | | | | |



EAR must address

- Population growth and changes in land area
- Extent of vacant and developable land
- Financial feasibility of providing needed infrastructure and the ability to address backlogs to meet demand
- Location of existing development as related to last EAR
- Major issues and potential social, economic, and environmental impacts
- Relevant changes to the State Comprehensive Plan
- Whether plan objectives have been achieved
- Assessment of Plan successes and shortcomings and identify actions or corrective measures
- The success of identifying alternative and traditional water supply projects
- If past reductions in land use density negatively affect property rights for redevelopment purposes



Previous Issues – EAR 2007

- Coastal Hazards
 - Existing Policies reduce allowable density and direct population away from Coastal High Hazard Area
- Buildback and Conversions
 - Clarified “pre-disaster buildback” policy
 - Considered new Federal and State Coastal Regulations
- Estero Boulevard
 - Increase pedestrian, bicycle, and public transit “friendliness,” bury overhead power lines, address “ponding” of rainfall
- Stormwater Management
 - Identification of improvements to the existing system as an alternative to a Stormwater Master Plan
- Utilities
 - Update the element to address the purchase of the potable water system and address State legislation in 2002 and 2005



Where do we go from here?

- Buildback and Conversions
 - Incorporate V zone requirements related to new FEMA maps
 - Enclosed space below elevated houses
 - Retrofitting of hazard mitigation and building materials
 - Pre-disaster buildback policies
- Downtown Redevelopment Agency
 - Downtown focus
 - Redevelopment Incentives
- Estero Boulevard
 - Pedestrian Zones
 - Complete Streets Initiative/ Main Street Designation
- Structured Parking
 - Identify New locations
 - Incentives for private investment
- Stormwater Management
 - Best Practices
 - Reclaimed Water