

City/Town of _____
Evaluation and Appraisal Report
Scope of Work

The following work will be conducted by the City/Town of _____ in order to fulfill Chapter 163.3191, F.S. Evaluation and Appraisal Report requirements.

Chapter 1 - Introduction

1. Community profile/description.
2. EAR purpose statement.
3. A description of the public participation process.
[This is the only part of the introduction that is mandatory. This part should address the following:
 - When did the jurisdiction begin the process of evaluating the plan?
 - Who led the process of evaluating the plan?
 - Who was involved in the process?
 - When were meetings, workshops, and hearings held?
 - How did the public learn about the EAR, and how was the public able to participate?]
4. A discussion of visioning in the jurisdiction [if applicable].

Chapter 2 – Evaluation and Assessment of the Comprehensive Plan

Chapter 2 will present statements to update the City/Town of _____ comprehensive plan pursuant to the requirements of Sections 163.3191(2)(a) to (d), (f) to (h), and (j) to (p). Chapter 3 will address the requirements of Sections 163.3191(2)(e) and (i) regarding major issues.

- (2)(a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.
- (2)(b) The extent of vacant and developable land.
- (2)(c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems.
- (2)(d) The location of existing development in relation to the location of development as anticipated in the original plan.
- (2)(f) Relevant changes to the state comprehensive plan, Chapter 163, Part II, F.S., Chapter 9J-5, F.A.C., and the strategic regional policy plan.

- (2)(g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include an identification of unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues.
- (2)(h) A brief assessment of successes and shortcomings related to each element of the plan.
- (2)(j) A summary of the public participation program and activities undertaken by the local government in preparing the report.
- (2)(k) The coordination of the comprehensive plan with existing public schools and those identified in the educational facilities plan adopted pursuant to Section 1013.35, F.S.
- (2)(l) The extent to which the local government has been successful in identifying alternative and traditional water supply projects. Note retail status of the jurisdiction and level of responsibility for the provision of potable water.
- (2)(m) [This analysis is only required of jurisdictions are located within the coastal high hazard area.] An evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs.
- (2)(n) [The analysis addressing military installations is not required by most of the local governments in Pinellas County.]
- (2)(o) [The analysis required by this section need only be done if a jurisdiction has certain types of designated areas.]
- (2)(p) An assessment of changes needed to develop a common methodology for measuring transportation facilities impacts.

Chapter 3 – Major Issue Analysis

The identification of major issues required by Ch. 163.3191(2)(e) for the City/Town of _____ together with the identification of any anticipated actions or corrective measures to address the major issues required by Ch. 163.3191(2)(i) are presented below.

Major Issue 1 identification and analysis.

Major Issue 2 identification and analysis.

Chapter 4 – Conclusions and Recommendations

The anticipated actions or corrective measures discussed in Chapter 3 will be presented in this chapter. Included analysis will include, but not be limited to, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element.