**MONITORING AND EVALUATION**
**City of Auburndale Comprehensive Plan**

(A) *Seven-Year Evaluation and Appraisal* Review *(EAR)*. It is the intent of the Legislature that, at least once every 7 years, each local government must evaluate its comprehensive plan to determine if plan amendments are necessary for the comprehensive plan to remain in compliance with State requirements and notify the State Land Planning Agency of its determination. (§163.3191(1), F.S.)

Local governments are not required to adopt the EAR and are only required to notify the State Land Planning Agency in writing of its determination of whether Evaluation and Appraisal based amendments are necessary.

If the determination is that plan amendments are necessary, the local government must prepare and transmit the needed plan amendments for review, pursuant to §163.3184, within one year of such determination. (§163.3191(2), F.S.)

If a local government fails to submit its evaluation letter or update its plan within the timeframes, it may not amend its comprehensive plan until it complies with these requirements. (§163.3191(4), F.S.)

Local governments are encouraged to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. (§163.3191(3), F.S.) and State requirements.

(B) *Annual Update of the Capital Improvements Plan (CIP) from the Capital Improvements Element.* An annual review of the Capital Improvements Element shall coincide with the City's annual budgeting process and shall produce an update of the CIP. This document shall be sent to DCA and the other state agencies for review.

(C) *Annual Review of Capacity of Public Facilities.* The City shall annually review the available capacity for public facilities for which the City has operational or maintenance responsibility; and, for state and federal roads. The data shall come from the Concurrency Management System. Owners or operators of public facilities not operated, maintained or owned by the City shall supply the City with available capacity information annually, or as otherwise reasonable depending on development activity that requires the use of such a facility.

(D) *Comprehensive Plans, Plan Elements and Plan Amendments*. Comprehensive Plans, Plan Elements and Plan Amendments shall be considered, adopted and amended pursuant to the procedural requirements of Sections 163.3161 through 163.3215, F.S., and which are adopted into the Unified Land Development Code of the City. (9J-5.005 (8) (a) through (h) and (j))

(E) *Comprehensive Plan Amendment due to Annexation.* The City shall update the Future Land Use Map, in a timely manner, each time a parcel(s) is annexed into the municipality, and in accordance with the comprehensive plan amendment process in 163.3161 through 163.3215, F.S.

(F) *Comprehensive Plan Amendment in response to Legislative Changes.* The City shall update annually the Future Land Use Map and the adopted elements of the comprehensive plan, in a timely manner, in response to changes made during the state's legislative session, and in accordance with the comprehensive plan amendment process in 163.3161 through 163.3215, F.S.

(G) *Joint Planning Agreements.* The City may enter into and is encouraged to enter into joint planning agreements as provided in Chapter 163, F.S. (9J-5.005 (8)(i))

(H) *Recognition of Private Property Rights and Vested Rights.* The City recognizes private property rights created by law and guaranteed by the State and Federal Constitutions and the existence of legitimate and often competing public and private interests in land use regulations and other government action. The City recognized the power vested by the State to include appropriate provisions in their plans for the recognition of statutory and common law vested rights. (9J-5.005 (9))

(I) *Duplication of Regulations*. When a federal, state, or regional agency has implemented a regulatory program, the DCA shall not require the City to duplicate that regulatory program in its local comprehensive plan. (9J-5.005 (10))

(J) *Population Projections.* The comprehensive plan shall be based on resident and seasonal population estimates and projections. Those projections shall be provided by the University of Florida, Bureau of Business and Economic Research (BEBR). The projections are issued in April of each year, for the previous year. Analysis based on the latest projection available will used in the evaluation and appraisal report for all comprehensive plan amendment(s). (9J-5.005 (2) (e))

(K) *Planning Timeframe.* The City's plan shall include at least two planning periods: one for at least the first five-year period subsequent to the plan's adoption and one for at least an overall ten-year period. (9J-5.005 (4))

The City hereby establishes the following timeframes: The data and analysis of the EAR for the EAR-based amendments was written using the best available data with a cutoff date of January 1, 1997. The population and housing projections were for the years 2000, 2005 and 2010. The projections used were provided by the Bureau of Business and Economic Research (BEBR), under contract to the State of Florida to specifically develop the information.

The City will continue to use projections for the years 2000, 2005 and 2010 for all comprehensive plan amendments.

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