

TABLE OF CONTENTS

SECTION 2 – OVERVIEW OF THE EAR PROCESS

Tab 3

I. Purpose.....2

II. Required Information for the EAR2

III. Organization of the Ear3

IV. Sufficiency Review4

V. Public Participation4

VI. Survey for Website.....5

VII. Summary of Amendments to Rule 9J-5, F. A. C. (Excel 1-14) 14

VIII. Summary of Changes to Chapter 163 F. S. 1986-2007. (Excel 1-18) 14

SECTION 2 – OVERVIEW OF THE EAR PROCESS

I. PURPOSE OF THE EAR 163.3191 (1)(a)(b)(c)

Section 163.3191, Florida Statutes, Evaluation and Appraisal of Comprehensive Plan, and Rule 9J-5.0053, F.A.C., Evaluation and Appraisal Reports and Evaluation and Appraisal Amendments, states the intent of the state legislature that local planning shall be a continuous and ongoing process. As part of the process, Washington County is required to periodically assess the success or failure of its comprehensive plan to adequately address changing conditions and to update the plan to reflect changes in state statutes and regional policies on planning and growth management. Based on this assessment, the comprehensive plan may require updating and revision in order to ensure that the plan continues to provide guidance to the local government regarding land use decisions. There is no requirement that the comprehensive plan be rewritten unless Washington County chooses to do so. However, due to the extent of some changes, it is recommended that some parts of the plan be rewritten to conform with a more direct approach to issues.

II. REQUIRED INFORMATION FOR THE EAR - (163.3191(2))

Section 163.3191(2), Florida Statutes requires the EAR to contain information addressing the following topics:

1. Population growth and changes in land area [163.3191(2)(a)]
2. The extent of vacant and developable land [163.3191(2)(b)]
3. The financial feasibility of providing needed infrastructure to achieve and maintain adopted level of service standards and sustain concurrency through capital improvements, as well as the ability to address infrastructure backlogs and meet the demands of growth of public services and facilities [163.3191(2)(c)]
4. The location of existing development in relation to the location of development as anticipated in the plan [163.3191(2)(d)]
5. The identification of major issues and, where pertinent, the potential social, economic, and environmental impacts of these issues [163.3191(2)(e)]
6. Relevant changes in growth management laws (the state comprehensive plan, the appropriate strategic regional policy plan, chapter 163, Part II, F.S., and chapter 9J-5, F.A.C.) [163.3191(2)(f)]

7. An assessment of whether plan objectives within each element, as they relate to major issues, have been achieved, and whether unforeseen and unanticipated changes in circumstances have resulted in problems and opportunities with respect to major issues in each element [163.3191(2)(g)]
8. A brief assessment of successes and shortcomings related to each element 163.3191(2)(h)]
9. Any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning time-frames, 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 [163.3191(2)(i)]
10. A summary of the public participation program and activities undertaken by the local government in preparing the report [163.3191(2)(j)]
11. An assessment of the success or failure of coordinating future land uses and residential development with the capacity of existing and planned schools; establishing appropriate population projections with the School Board; and coordinating the planning and sites for of new schools [163.3191(2)(k)]
12. An assessment of the comprehensive plan with respect to the water management district=s regional water supply plan, including whether the potable water element should be revised to include a work plan, covering at least a 10-year period, for building water supply facilities for which the local government is responsible that are needed to serve existing and projected development [163.3191(2)(l)]
13. An evaluation of whether any past reduction in land use density within the coastal high-hazard area impairs the property rights of current residents when redevelopment occurs. The local government must identify strategies to address redevelopment and the rights of affected residents balanced against public safety considerations [163.3191(2) (m)].

III. ORGANIZATION OF THE EAR

The proposed Washington County Evaluation and Appraisal Report will consist of five sections:

- Section I – Executive Summary and Supporting Documents
- Section II B Introduction and Overview Section II - County Profile
- Section III - Population and Land Use
- Section IV - Special Topics
- Section V - Element Reviews B Successes and Shortcomings
- Sections VI - Special Issues Identified

IV. DEPARTMENT OF COMMUNITY AFFAIRS SUFFICIENCY REVIEW B

Within thirty (30) days of receipt of an adopted EAR, the Florida Department of Community Affairs will review the adopted report to determine its sufficiency. The sufficiency review determines whether the report was adopted in a timely manner and whether it addresses all the requirements of Chapter 163.3191, F. S., and Rule 9J-5.0053, F.A.C.

V. PUBLIC PARTICIPATION § 163.3191(2)(j)

State law requires the local governing body and the Local Planning Agency (LPA) to adopt procedures to provide for and encourage public involvement in the planning process, including the Evaluation and Appraisal Report (EAR) process, for the comprehensive plan. Citizen participation during the EAR process of Washington County has been accomplished and shall continue to occur through a series of public workshops, and formal public hearings.

This Evaluation and Appraisal Report was prepared in conformance with the requirements of Chapter 163.3191, F.S. and Rule 9J-5.0053, F.A.C., and the adopted public participation provisions contained in the County's Comprehensive Plan (Section J). Residents and property owners were encouraged to contribute oral or written comments on the proposed content of this document during a meeting of the Planning Commission on March 6, 2007. A short PowerPoint presentation was presented by the Planning Office to familiarize both the Planning Commission and the public with the requirements of the Evaluation and Appraisal. Further, a scoping meeting facilitated by West Florida Regional Planning Council was conducted on April 26, 2007. The agendas for both of these meetings were posted at the County office buildings and legal advertisements placed in the Washington County News, a newspaper of general circulation. All municipality local governments were invited to attend as were the appropriate local, state, and regional agencies.

In order to more widely elicit information for input to the EAR, the draft EAR was placed on the Washington County website. Information about the Evaluation and Appraisal process as well as a survey questionnaire to assist in identifying issues of concern to the general public was included.

The Washington County Local Planning Agency (Planning Commission) must approve the content of the recommended EAR and the Board of County Commissioners must approve its transmittal to the State Department of Community Affairs (DCA) for review. After review by DCA, necessary changes will be made by the Planning Office staff. Upon approval by the Board of County Commissioners, the adopted EAR, with any changes, must be submitted to the DCA on or before April 2008, as required by Rule 9J-33.005, F.A.C. Proposed recommendations adopted as amendments to the Comprehensive Plan by the County Commission must be submitted to DCA within one year subsequent to the date above. While the Washington County Planning initiated the EAR, assistance for its completion will be provided by the West Florida Regional Planning Council with funding provided for with a Small County Technical Assistance Grant from the Department of Community Affairs.

All public hearings/meetings involving the adoption of the EAR were properly advertised.

Public Participation Process for Washington County Evaluation and Appraisal Report		
Type of Meeting	Date	Notice/Advertisement
Initial meeting with County Staff	February 6, 2007	Staff Meeting
Planning Commission Workshop Presentation	March 6, 2007	Posted Agenda on County website
Meeting with County Staff review of the process	March 7, 2007	Staff Meeting
EAR Workshop with Regional Planning Council, State and local agencies to determine issues	April 26, 2007	Publication in newspaper, internet and Agenda for BCC meeting.
BCC Approval for <i>Issues</i> Transmittal to DCA	May 24, 2007	Public meeting
Planning Commission Review Transmittal	March 11, 2008	Public Hearing
Town of Caryville Review Transmittal	March 11, 2008	Public Hearing
Town of Ebro Review Transmittal	March 11, 2008	Public Hearing
Town of Wausau Review Transmittal	March 13, 2008	Public Hearing
Town of Vernon Review Transmittal	March 24, 2008	Public Hearing
Board of County Commissioners Transmittal	March 27, 2008	Public Hearing
Planning Commission Adoption of Amendment	July 8, 2008	Public Hearing
Town of Caryville Adoption of Amendment	July 8, 2008	Public Hearing
Town of Wausau Adoption of Amendment	July 10, 2008	Public Hearing
Town of Vernon Adoption of Amendment	July 14, 2008	Public Hearing
Town of Ebro Adoption of Amendment	July 15, 2008	Public Hearing
Board of County Commissioners Adoption	July 24, 2008	Public Hearing

Relevant changes to Chapter 163, F. S. 1986-2006 and Rule 9J-5, F.A.C., 1989 - 2003 are included as a part of the EAR report. Washington County has chosen to use tables that DCA developed for use in assessing the changes that might affect the Comprehensive Plan and other growth management regulations. The tables offer a simplified approach to tracking new legislation and procedures and the subsequent required by the County. The relevant table is a part of this section of the Evaluation and Appraisal Report.

VI. SURVEY FOR WEBSITE

The following is a Citizen's *Survey for Washington County* Washington County is currently evaluating the Comprehensive Plan through the Evaluation and Appraisal Report (EAR) process. This study will examine how well the plan has worked for the county and what changes need to

be incorporated to address growth, development, and the availability of services and infrastructure over the next 20 years.

CITIZEN SURVEY FOR WASHINGTON COUNTY

The County would like your opinion as to and is furnishing the following survey for you to complete. You may email this back to lwaller@washingtonfl.com or mail to Planning Department, Washington County Board of County Commissioners, 1331 South Boulevard, Chipley FL 32428. Hard copies of this survey is available from are available from the Planning Department at this address.

Thank you for sharing your opinions with us.

1. Please identify three from the list below which of the following items are the most important reasons you and your family chose to live in Washington County.

- Most Important (1)**
- 2nd Most Important (2)**
- 3rd Most Important (3)**

- Community atmosphere
- Cost of living
- Crime rate
- Emergency services
- Employment opportunities
- Proximity to nature
- Housing opportunities
- Proximity to family and friends
- Property taxes
- Proximity to work
- Schools
- Shopping opportunities
- Preservation of agriculture lands

2. Overall how would you rate the quality of life in Washington County?

Excellent Good Fair Poor Don't Know

3. Protection of the following resources is:

Very Important	Important	Unimportant	Don't Know
a. Air quality	d. Rivers, lakes, creeks, springs		g. Other _____
b. Groundwater	e. Wetlands		
c. Open space	f. Wildlife habitat		

4. Rate the overall quality of the environment in the County.

Excellent Good Fair Poor

5. What do you consider the most important planning strategy that the County should use to effectively manage and conserve the natural resources?

- Steer new development away from these areas
- Provide incentives to landowners or businesses to conserve natural resources
- Use public money to buy lands or development rights to protect natural resources
- Improve land use to make them more restrictive
- Let the market decide
- No opinion
- Other _____

6. Are you pleased with the manner in which the County is currently developing?

- Yes
- No
- Somewhat
- Comments:

7. From the following issues, below, please identify your top three concerns.

Very Important Important Unimportant

- Amount of Open Space
- Building and Land Use Regulations
- Crime Rate and Safety
- Environmental Protection
- Energy Efficiency and Conservation
- Housing Affordability
- Housing Density
- Maintaining Community Atmosphere
- Quality of Roads
- School Facilities and Programs
- Solid Waste Management (Garbage)
- Water/Sewer Systems Adequacy or Lack of Services
- Other

8. How important do you think the following elements are?

Very Important Important Unimportant Don't Know

- Land Use
- Transportation
- Housing
- Infrastructure (Water, Wastewater, Solid Wastes, Groundwater Aquifer Recharge)
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Growth Management Concurrency
- Capital Improvements
- Schools
- Other

9. What is your opinion as to the importance of the following items?

Very Important Important Unimportant Don't Know

- Duplexes
- Apartments
- Townhouses
- Affordable Housing
- Housing Design to Meet Needs of Elderly
- Housing Design to Meet Needs of the Disabled
- Other

10. Overall, the road within the County meets the needs of citizens.

- Strongly Agree
- Agree
- Neutral
- Disagree
- Don't Know

11. Do you favor the installation of bike paths and sidewalks in new development areas.

- Yes No

12. Which are the following do you consider the most important?

- Most Important (1)**
- 2nd Most Important (2)**
- 3rd Most Important (3)**

Wastewater Service
Solid Waste Disposal
Storm Water Management and Facilities
Potable Water Supply
Recycling Facilities and Programs
Recreation and Open Space
Schools
Libraries
Alternative Energy Supply
Other

13. What is the most important role the County should play in providing community facilities (roads, v

Avoid duplication of services
Require housing developers to pay a share of the facility costs
Provide incentives to landowners or businesses to adopt best practices
Help build cooperative relationships between developers and the County
Educate the public on issues
Promote sharing of facilities (Example – schools and parks)
Locate new housing in areas where community services already exists
Other

14. Rate the importance of the following types of future business development in the County.

Very Important Important Neutral Unimportant Don't Know

Scientific and Technical Services
Light Industrial
Hotels
Medical Services
Professional Services
Recreational Facilities
Restaurants
Retail Shopping
Others

You may return this survey to: Washington County Planning Department, 1331 South Boulevard, Chipley, FL 32428 or email your response to lwaller@washingtonfl.com.

RESULTS OF THE CITIZEN SUREVEY

The following are results of the survey as tabulated by the Planning Department. The placement in preferences is indicated by the designation of First, Second, Third, etc., in parenthesis.

1. Please identify three from the list below which of the following items are the most important reasons you and your family chose to live in Washington County.

- Most Important (1)
- 2nd Most Important (2)
- 3rd Most Important (3)

Community Atmosphere (First)

Cost of living

Crime rate

Emergency services

Employment opportunities

Proximity to nature (Third)

Housing opportunities (Last)

Proximity to family and friends (Second)

Property taxes

Proximity to work

Schools

Shopping opportunities (Last)

Preservation of agriculture lands

2. Overall how would you rate the quality of life in Washington County?

Excellent (7) Good (17) Fair (1) Poor Don't Know

3. Protection of the following resources is:

Very Important Important Unimportant Don't Know

- a. Air quality (Second)
- b. Groundwater (First)
- c. Open space
- d. Rivers, lakes, creeks, springs (First)
- e. Wetlands
- f. Wildlife habitat (Third)
- g. Other _____

4. Rate the overall quality of the environment in the County.

Excellent (8) Good (18) Fair Poor

5. What do you consider the most important planning strategy that the County should use to effectively manage and conserve the natural resources?

- Steer new development away from these areas (Third)
- Provide incentives to landowners or businesses to conserve natural resources (First)
- Use public money to buy lands or development rights to protect natural resources
- Improve land use to make them more restrictive (Second)
- Let the market decide (Last)
- No opinion
- Other _____

6. Are you pleased with the manner in which the County is currently developing?

Yes (Second)

No (Last)

Somewhat (First)

Comments:

7. From the following issues, below, please identify your top three concerns.

Very Important Important Unimportant

- Amount of Open Space
- Building and Land Use Regulations (Third)
- Crime Rate and Safety
- Environmental Protection (Second)
- Energy Efficiency and Conservation
- Housing Affordability
- Housing Density
- Maintaining Community Atmosphere
- Quality of Roads
- School Facilities and Programs
- Solid Waste Management (Garbage)
- Water/Sewer Systems Adequacy or Lack of Services
- Other
- Library Services (First)

8. How important do you think the following elements are?

Very Important Important Unimportant Don't Know

Land Use (Third)

Transportation

Housing

Infrastructure (Water, Wastewater, Solid Wastes, Groundwater Aquifer Recharge)

Conservation (Second)

Recreation and Open Space

Intergovernmental Coordination

Growth Management Concurrency

Capital Improvements

Schools (First)

Other—Waterways and Libraries (Last)

9. What is your opinion as to the importance of the following items?

Very Important Important Unimportant Don't Know

Duplexes (Third)

Apartments

Townhouses

Affordable Housing (Second)

Housing Design to Meet Needs of Elderly (First)

Housing Design to Meet Needs of the Disabled

Other

10. Overall, the roads within the County meet the needs of citizens.

Strongly Agree (1)

Agree (10) Tie

Neutral (4)

Disagree (10) Tie

Don't Know

11. Do you favor the installation of bike paths and sidewalks in new development areas?

Yes (22) No (3)

12. Which are the following do you consider the most important?

- Most Important (1)**
- 2nd Most Important (2)**
- 3rd Most Important (3)**

Wastewater Service
Solid Waste Disposal
Storm Water Management and Facilities
Potable Water Supply
Recycling Facilities and Programs (Fourth)
Recreation and Open Space (Third)
Schools (Second)
Libraries (First)
Alternative Energy Supply
Other Activities for Young People (Last)

13. What is the most important role the County should play in providing community facilities (roads, water, sewer services)?

Avoid duplication of services
Require housing developers to pay a share of the facility costs (First)
Provide incentives to landowners or businesses to adopt best practices
Help build cooperative relationships between developers and the County (Third)
Educate the public on issues (Second)
Promote sharing of facilities (Example – schools and parks) (Last)
Locate new housing in areas where community services already exists
Other

14. Rate the importance of the following types of future business development in the County.

Very Important Important Neutral Unimportant Don't Know

Scientific and Technical Services
Light Industrial
Hotels
Medical Services (Second)
Professional Services
Recreational Facilities (Third) Tie
Restaurants (First)
Retail Shopping (Third) Tie
Others

VII. CHANGES TO RULE 9-J-5, F.A.C.

The following are Changes to Rule 9-J-5, F.A.C., 1989 – 2003. Pages are numbered from *1 - 14* in *Excel format*.

VIII. CHANGES TO CHAPTER 163, F.S., 1986 – 2007.

Pages are numbered from *1- 18* in *Excel* format and immediately follow the Rule Changes 9-J-5, F.A.C.

