

The required process for approval of a Comprehensive Plan (EAR report).

- Florida State Statute, Chapter 163.3191, requires the Village to review the Comprehensive Plan at least once every seven (7) years and prepare an Evaluation and Appraisal Report (“EAR”), the report for Miami Shores Village is due by November 19th, 2020
- The Planning and Zoning Board (Acting as the Local Planning agency) initiated the process and held a public hearing in December of 2017, and then continued the item and held a second public hearing in January of 2018 to consider changes and updates to the Comprehensive Plan.
- The Board recommendations have been forwarded to Council for consideration. (Which is where we are now in the process)
- Once approved by Council, (after first reading, inclusive of any changes required by Council), the Comprehensive plan (EAR) is then forwarded to the Department of Economic Opportunity (DEO) for review.
- The DEO has 90 days to reply, with suggested changes or can approve the plan.
- The DEO reviews and sends the plan to all State required Stated Agencies, and adjacent municipalities for review and comment. This includes, but is not limited to;
 - Miami-Dade County, Village of El portal, North Miami Beach, City of Miami, Regional Planning Council, Department of Environmental Protection, Department of State, Department of Transportation, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, Department of Education, South Florida Water Management, and the State Land Planning Agency.
- Once all comments are received back and changes have been made the plan will be brought back to the Village Council to be approved at a second reading.
- If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. The 180-day limitation does not apply to amendments processed pursuant to s.380.06.
- **** However it is important for all residents to understand that even after second reading the approval of the Comprehensive plan does not rezone any properties.