

XV. Comprehensive Plan Monitoring and Evaluation

The City of Clewiston will prepare at least once every five years after adoption of this Comprehensive Plan, an Evaluation and Appraisal Report as a means of monitoring implementation progress and identifying areas of planning concern. The procedures to be used in preparing the five-year review, analysis, and report shall be intended as a means of achieving the following purposes:

1. Effective Citizen Participation

Effective citizen participation will be achieved in several ways. The Planning and Zoning Board will be retained as an appointed body of citizens representing a cross-section of the population. The Board will conduct at least one meeting each calendar year as a means of reviewing city development activities and conditions, and the effectiveness of the Comprehensive Plan in meeting the City's needs. It will present a written report to the City Commission each year reflecting its findings and recommendations. These reports will serve as the basis for the five-year Evaluation and Appraisal Report. At the time that report is undertaken, at least one advertised public hearing shall be held and the general public shall be provided ample opportunity to comment on the City's planning and community development activities, needs, priorities, policies, and programs. Following the public hearing, at which time the Planning and Zoning Board will outline the results of its quarterly reviews, a draft report and appropriate recommendations for amendment of the Comprehensive Plan will be presented to the City Commission, including public comments which may have been offered. The Commission will then conduct a public hearing and after appropriate consideration, adopt within ninety days of receipt of the recommended draft, a final Evaluation and Appraisal Report and any related Comprehensive Plan amendments prior to forwarding those to the Florida Department of Community Affairs (DCA) in the manner prescribed in Sections 163.3184 and 163.3187, F.S.

2. Data Analysis and Revised Five-Year Objectives

The Planning and Zoning Board, working jointly with the City Administration, will assemble reports and other information to enable a comprehensive evaluation process. These data will relate to the various Elements of the Comprehensive Plan and will be sufficient to undertake the preparation of revised or new Elements, as well as five-year and long-range objectives. Information sources will be adjacent communities, Palm Beach County, service-providing agencies, South Florida Water Management District, Southwest-Florida Regional Planning Council, and other similar organizations.

3. Appraisal of Planning Effectiveness

The evaluation process will include an assessment of results achieved in relation to objectives contained in the Comprehensive Plan. The effectiveness of policies in achieving the objectives will also be considered. In those cases where unforeseen

problems or conditions have prevented achievement of objectives or enabled them to be exceeded, an explanation will be provided.

4. Identification of Future Activities

Conditions indicating a need for further study and analysis and therefore not appropriate for addressing through a Comprehensive Plan amendment will be described. Appropriate objectives will be established to develop a work program or otherwise provide the necessary in-depth evaluation as may be required.

5. Maintenance of the Comprehensive Plan in a Current State

Through annual reviews and the five-year evaluation processes, the City of Clewiston will have opportunities to make timely amendments to the Comprehensive Plan and thereby assure its continued effectiveness. Furthermore, annual submittal to the DCA of the City's review of its Capital Improvement Element will enable Clewiston to maintain orderly scheduling of capital improvements projects.

The City will achieve continuous monitoring and evaluation of its Comprehensive Plan by including as a decision—making criterion for the City Commission and Planning Board on all matters affecting the physical, economic and social development of the Community, the consistency and compatibility of those decisions with the Comprehensive Plan. When a lack of consistency and/or compatibility is identified, corrective or modified actions shall be undertaken, including the necessity of Comprehensive Plan Amendments.

The five purposes listed above and the procedures to be used in achieving them will assist the City in effectively undertaking its monitoring and evaluation activities. This Chapter is adopted as a part of the Comprehensive Plan.