

Who Initiates the Next Evaluation and Appraisal Review (EAR)?

After the 2050 Comprehensive Plan Update is Completed
Village of Indiantown | May 2026

Direct Answer

The Village of Indiantown itself initiates the next Evaluation and Appraisal Review (EAR).

It is a **mandatory state requirement** under §163.3191, Florida Statutes, but it is the **local government's responsibility** to carry it out. The Village Council ultimately directs the process, and Planning staff manages the day-to-day work.

How the EAR Process Works Locally

1. Who Starts the Process?

The **Village of Indiantown** (as the local government) is legally responsible for initiating and completing the EAR. Specifically:

Village Council — Provides overall direction, approves the scope of work, and ultimately adopts any updates to the Comprehensive Plan that result from the EAR.

Planning Department / Staff — Typically manages the project, coordinates with consultants if needed, conducts the evaluation, prepares draft updates, and handles public outreach.

Local Planning Agency (LPA) — Reviews proposed updates and makes recommendations to the Village Council.

2. When Does the Next EAR Need to Happen?

Under §163.3191, F.S., local governments must conduct an Evaluation and Appraisal Review **at least once every 7 years**.

Once the current 2050 Comprehensive Plan update is adopted, the Village will have approximately **7 years** before the next mandatory EAR is due.

Estimated timing: If the 2050 plan is adopted in late 2026 or 2027, the next EAR would likely be due around **2033–2034**. The exact deadline is tied to the adoption date of the current plan.

3. Is It Only Done Every 7 Years?

No. While the EAR is a **mandatory** review every 7 years, the Village can choose to conduct additional reviews or make plan amendments at any time under §163.3187, F.S.

Many communities do smaller, targeted updates between full EAR cycles when specific issues arise (such as new state legislation, major development proposals, or changing community priorities).

Practical Summary for Indiantown Residents

Who ultimately decides when the next EAR happens?

The **Village Council** sets the timeline and direction. Planning staff executes the work. The state (Department of Commerce) monitors compliance with the 7-year requirement but does not initiate the process locally.

Can residents influence when or how the next EAR is conducted?

Yes. Residents can request that the Village Council prioritize certain issues in the next EAR, provide input during the process, and advocate for specific updates. Early and consistent engagement helps shape the scope of work.

Key Takeaway

The next mandatory EAR is a Village-initiated process, not something imposed from outside. The Village Council and Planning staff control the timing and content, within the state's 7-year requirement.

Residents have the ability to influence both the timing of updates and the substance of what is reviewed.

This is why staying engaged after the current 2050 EAR is completed remains important. Future amendments and the next EAR cycle will both be shaped by ongoing community input and Council priorities.