

APPENDIX A



County of Volusia

GROWTH AND RESOURCE MANAGEMENT PLANNING AND DEVELOPMENT SERVICES

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June 17, 2005

Ray Eubanks
Division of Community Planning
Plan Processing Team
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399-2100

Re: Letter of Understanding for the Volusia County Evaluation & Appraisal Report

Dear Mr. Eubanks:

The purpose of the letter is to identify the planning issues on which the County will focus its Evaluation and Appraisal Report (EAR), consistent with Section 163.3191 Florida Statutes. Please find attached a brief description of the scope of the EAR, a summary of the public participation process that lead to the development of the major issues list and the major issues that Volusia County will evaluate.

Please contact Ben Dyer, Comprehensive Planning Manager, at (386) 736-5959, ext. 2011, with regard to any questions or comments.

Sincerely,

Montye Beamer, Director
Growth and Resource Management

MB:ps

Enclosure

- c: County Chair and County Council
- Cynthia A. Coto, County Manager
- PLDRC Chair & Commissioners
- Ben Dyer, Comprehensive Planning Manager
- Ron Paradise, Planner III
- Penelope Cruz, Planner II



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Don Sikorski, City of Orange City
Clay Ervin, City of Ormond Beach
Pete Grigas, City of Ponce Inlet
Donna Steinebach, City of Port Orange

Volusia County will prepare and adopt the Evaluation Appraisal Report (EAR) by September 1, 2006. The time period covered by the report will be from May 1999, the effective date of the last EAR-based amendments, until December 2004. The EAR will include the following components:

Evaluation of Major Issues (See pg. 3)

1. The EAR will include an analysis of each major issue for its potential social, economic, and environmental impacts of these issues [163.3191(2)(e)].
2. The EAR will identify the plan objectives related to each major issue. The EAR will evaluate the extent to which the objectives have been achieved. The Ear will discuss any unforeseen and unanticipated changes and circumstances which have resulted in problems and opportunities with respect to major issues in each element [163.3191(2)(g)].
3. The EAR will identify 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 and distribution, new revised planning timeframes, a revised future conditions map or map series, an updated Capital Improvements Element, any new and revised goals, objectives and policies for major issues identified within each element [163.3191(2)(i)].

Countywide Assessment

Pursuant to Florida statutes, the report will present an evaluation and assessment of the Comprehensive Plan related to the following topics:

1. Population growth and changes in land area [163.3191(2)(a)]
2. Location of existing development in relation to the location of development anticipated by the plan [163.3191(2)(d)]
3. Extent of vacant and developable land [163.3191(2)(b)]
4. 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 on public services and facilities
[163.3191(2)(c)]
5. A brief assessment of successes and shortcomings related to each element
[163.3191(2)(h)]
 6. Relevant changes in growth management laws [163.3191(2)(f)]
 7. A summary of public participation activities in preparing the report
[163.3191(2)(j)]
 8. An assessment of the success or failure of coordinating future land uses and residential development with the capacity of existing and planned schools; establishing with the school board appropriate population projections; and coordinating the planning and siting of new schools [163.3191(2)(k)]
 9. 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)]
 10. 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)]
 11. An assessment of whether the criteria adopted pursuant to s. 163.3177(6)(a) was successful in achieving compatibility with military installations [163.3191(2)(n)]

EAR MAJOR ISSUES

Evaluation of the Volusia County Comprehensive Plan began in the Fall of 2004. In-house meetings were conducted prior to scheduling public participation activities in order to develop an internal list of major issues. The Comprehensive Planning Activity began holding inter-office meetings with various departments within the County to solicit input on what they thought were the major issues. A series of EAR specific staff meetings were then held to assemble the information collected from the inter-office meetings and to create an internal list of major issues.

Public participation was initiated through a website created for the County's EAR process (<http://www.volusia.org/growth/ear.htm>). The site contains a brief overview of the EAR process, information about public workshops and meetings, links to Volusia County EAR related documents, the Department of Community Affairs (DCA)'s EAR web site, and other related web links.

An extensive list of stakeholders was prepared that includes public and private sector groups and individuals, planning and other professional consultants, advisory boards, and other diverse interest groups traditionally involved and active in planning and growth management issues in Volusia County. In addition to the press releases and the EAR Website, the previously mentioned list was used for a mail out to notify the identified stakeholders of the EAR process and the public workshops. There were two public workshops held on April 19 and 26, 2005, one on the eastside and one on the westside of the County, to solicit public input and identify the major issues that the EAR should focus on. A Review Agencies Scoping Meeting was held on May 13, 2005, in accordance with 163.191(3) F.S. The purpose of this meeting was to review the major issues identified internally and during the public workshops, identify any additional issues and finalize the major issues list.

EAR MAJOR ISSUES LIST

1. Disaster Mitigation and Recovery

- Disaster Mitigation: The County will assess whether provisions of the Comprehensive Plan have been successful in directing growth and development away from hazardous areas.
- Disaster Recovery: The County will assess provisions of the Comprehensive Plan regarding restoration of beach/dunes, non-conforming uses, etc.

2. Current Annexation Policy Resulting in Urban Sprawl

- Population Projections: In analyzing population growth and demographic shifts, the County will attempt to geographically distribute growth projections within municipalities and unincorporated areas based on demonstrated need.

- Directing growth/development away from environmental, agricultural and rural areas: The County will explore the removal of thoroughfares and other infrastructure initiatives that will result in sprawl development, assess whether provisions of the Comprehensive Plan adequately encourage smaller lots (Infill) by allowing zoning by right and taking advantage of vacant land in cities and unincorporated urban areas instead of promoting urban sprawl.
- Intergovernmental coordination: The County will assess current partnerships with the State and municipalities with respect to protecting natural and rural resources and the provision of future services relating to annexation. The County will explore Inter-local Agreements to address enclaves and service delivery issues and Joint Planning Agreements outlining local annexation procedures to ensure annexation and planning happen concurrently.

3. Transportation Concurrency

- LOS Standards for Transportation: The County will analyze the impacts of LOS standards on land use trends, explore adding new Concurrency Exception Areas, developing standardized concurrency methodologies for Volusia County and all municipalities within the County and Transportation System Operations Improvements to meet LOS standards.
- Transportation Funding Issues: The County will explore all available revenue sources, including ways to fund multimodal transportation, explore developing a project prioritization process and analyze the current impact fees and credit system.
- Thoroughfare Roadway System Issues: The County will explore coordinating County road classifications with FDOT's SIS, analyze the need for removal of some roads on the thoroughfare map, the removal of Scenic Roads from thoroughfare map and/or constrain Scenic Roads and develop criteria for additions to the thoroughfare map based on region benefits.
- Multimodal Transportation: The County will assess the provision of transportation choices by identifying needs/gaps via the MPO Bike/Ped Plan map, the Countywide Trails map and the VOTRAN TDP and will review

possibly incorporating local and regional plan for a commuter rail into the Comprehensive Plan.

- Traffic Impact Analysis: Explore replacing the Traffic Impact Analysis with a Transportation Impact Analysis that addresses all modes and provides incentives.

4. Land Use, LOS and Infrastructure Linkage

- Land Use and Transportation linkage: The County will evaluate the coordination and implementation of the Thoroughfare Roads System with respect to Future Land Use.
- Land Use and Schools Linkage: The County will evaluate whether school capacity is effectively linked to development decisions and explore school concurrency options.
- Land Use and Water Supply Link: The County will evaluate the Future Land Use Element with respect to the water management district's regional water supply plan.
- LOS Standards for Parks: The County will evaluate whether the adopted LOS standards for Local and District Parks is currently appropriate.
- Intergovernmental coordination: The County will assess current partnerships with the State, municipalities and the Volusia County School Board with respect to coordinating the provision of urban services.

5. Land Use Compatibility, Environmental Resources and Habitat Protection

- Environmental Management Programs: The County will assess the degree of success its environmental management programs have had in protecting environmental resources and habitat areas.
- Property Rights: The County will assess whether provisions of the Comprehensive Plan maintain a balance between public policy and property owner's rights.
- Provision of Urban Services & Economic Development: The County will assess whether the Comprehensive Plan effectively addresses locational

issues regarding economic development and ensuring the adequate and properly timed provision of urban services.

- Agricultural protection: The County will assess whether provisions of the Comprehensive Plan have been successful in protecting agricultural resources.

6. Jobs– Housing Balance

- Jobs: The County will assess whether the provisions of the Comprehensive Plan adequately promote a diverse economy, and analyze wage base compatibility with the housing market.
- Housing: The County will assess whether provisions of the Comprehensive Plan adequately promote choice regarding the distribution of affordable housing relating to employment locations.
- Intergovernmental Coordination: The County will assess current partnerships with the State and municipalities with respect to coordinating economic development and the availability of urban services. The County will evaluate the coordination of Economic Development Strategic Plan with the Comprehensive Plan.