



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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CHARLIE CRIST  
Governor

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Secretary

October 14, 2010

The Honorable Tammy C. Moore  
Mayor, City of Belleview  
5343 Southeast Abshier Boulevard  
Belleview, Florida 34420

Dear Mayor Moore:

The Department has completed its 30-Day Preliminary Review of the proposed Evaluation and Appraisal Report (EAR) for the City of Belleview received on September 14, 2010. Enclosed are the Department's comments and recommendations for your consideration. Also included are the review comments from other state and regional agencies.

The Department commends the City's efforts in the preparation of the proposed EAR. Our attached report identifies items which need to be further addressed in order to ensure full sufficiency when the City adopts its EAR. Please note that at this time our review is not a formal sufficiency determination but rather an informal review intended to assist the City as it finalizes the report. We look forward to continuing to work with you throughout this process.

With respect to any suggested amendments included in the report, the Department's review does not constitute a compliance review of the proposed amendments. The EAR-based amendments suggested in the EAR will be reviewed in accordance with the requirements of Chapter 163, Part II, Florida Statutes, and Rule 9J-5, Florida Administrative Code, when submitted to the Department as proposed comprehensive plan amendments.

As the City prepares the EAR for adoption, Department staff is prepared to further discuss the comments raised in the review comments. If you have any questions concerning this matter, do not hesitate to contact Emily Howard, Planning Analyst, at (850)922-1811.

Sincerely,

Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/eh

cc: Jeff Shrum, Development Services Director, City of Belleview  
Michael R. Moehlman, Withlacoochee Regional Planning Council

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

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**CITY OF BELLEVIEW  
PROPOSED 2010 EVALUATION AND APPRAISAL REPORT**

The Department has completed its review of the proposed Evaluation and Appraisal Report (EAR) for the City of Belleview Comprehensive Plan pursuant to the provisions of Section 163.3191(2), Florida Statutes (F.S.).

**A. STATUTORY PROVISIONS NOT ADEQUATELY ADDRESSED/POTENTIAL SUFFICIENCY ISSUES OR COMMENTS**

**1. 163.3191(2)(p), F.S. An Assessment of the Extent to which Changes are Needed to Develop a Common Methodology for Measuring Impacts on Transportation Facilities for the Purpose of Implementing its Concurrency Management System in Coordination with the Municipalities and Counties, as Appropriate Pursuant to s. 163.3180(10), F.S.**

Comment: The proposed EAR did not provide an assessment of the extent to which changes would be needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with Ocala, Dunnellon, Reddick, and Marion County.

Recommendation: Pursuant to Section 163.3180(10), F.S., each local government shall use a professionally acceptable methodology for measuring impacts on transportation facilities for the purposes of implementing its concurrency management system. The City is encourage to coordinate with adjacent local governments for the purpose of using common methodologies for measuring impacts on transportation facilities as part of its concurrency management system. The City is required to include in the EAR an assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on arterial roads or collector roads which traverse adjacent jurisdictions (municipalities or counties). The assessment should consider the methodology used by each jurisdiction for measuring transportation impacts and should include the following components:

- Adopted level of service standards
- Traffic study area requirements
- Background traffic assumptions
- Trip generation data and trip distribution requirements
- Impact analysis based peak hour trips

On basis of the analysis, the EAR should be revised as appropriate to include an assessment of the extent to which changes are needed to develop a common methodology for measuring transportation impacts for the purpose of implementing its concurrency system in coordination with Ocala, Dunnellon, Reddick, and Marion County.