




CITY OF BELLEVIEW

"City With Small Town Charm"

Development Services Department

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December 16, 2009

Department of Community Affairs
Attn: Mike McDaniel, Comprehensive Planning Chief
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Letter of Understanding –Evaluation and Appraisal Report (EAR) Major Issues

Dear Mr. McDaniel:

The City of Belleview hosted several public meetings to identify and discuss key planning issues that should be included in the City's Evaluation and Appraisal Report. The meetings were as follows:

- November 8, 2009 - City Commission (public workshop)
- November 9, 2009 - Planning and Zoning Board (public workshop)
- December 7, 2009 - Agency Scoping meeting (public workshop)

The City Commission discussed the list of issues generated from these meetings at their December 15, 2009 meeting and reached consensus on the issues to be addressed in the EAR.

Attached, please find the City's list of major issues that the City proposes to address in its Evaluation and Appraisal Report that is due on January 1, 2011. Also attached, please find written comments received from other state/local agencies as a result of the Scoping meeting. The City understands that these comments need to also be considered during the evaluation process. The City is seeking confirmation from the Department of Community Affairs (DCA) that City's major issues are the issues on which the report should focus and the City is requesting that the DCA provide the City with a letter of understanding agreeing to the proposed issues or advise the City on any necessary additions or revisions. Should you have any questions please do not hesitate to contact me (352) 233-2116 or Jeff Shrum, Development Services Director (352) 233-2107.

Sincerely,

Tammy C. Moore, Mayor
City of Belleview

cc. City Commission (email)
Planning and Zoning Board (email)

MAYOR: Tammy C. Moore
COMMISSIONERS: Michael Goldman · Kenneth R. Nadeau · Wilma Loar · Christine Dobkowski



LIST OF MAJOR ISSUES

CITY OF BELLEVIEW COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REPORT

The following list of major issues has been developed based upon workshops with the City Commission (November 9, 2009), the Planning and Zoning Board (November 10, 2009), and the Scoping meeting with other state and local agencies (December 7, 2009). This list of major issues was finalized at the December 15, 2009 City Commission meeting with the goal of establishing a list of major issues by which the comprehensive plan will be evaluated is to ensure that there is an efficient and comprehensive EAR that will ultimately result in a more viable, active, and effective comprehensive plan. The list of eight (8) major issues in no particular order, are as follows:

- **Intergovernmental Coordination**- Joint planning areas to improve planning and coordination on all Plan elements (example issue: difference in land use categories and regulations).
 - **Infill and Redevelopment** – Encouraging new businesses while enhancing existing businesses. Assess the need for special districts such as a Community Redevelopment Area.
 - **Annexation/Growth** – Smart growth that is orderly and sustainable with emphasis on commercial growth and aggressive annexation that promotes logical City limit boundaries.
 - **Natural Resources and Infrastructure** – sustainable, affordable, and sound stewardship of water resources including adequate stormwater facilities.
 - **Land Use Allocation** – Increase high density residential, commercial, and industrial acreage. Promote commerce parks and evaluate mix of housing types and availability of affordable housing.
 - **Accessible Multi-Modal Transportation** – Assess ability to establish transit service (buses) and access to sidewalks.
 - **Financial Feasibility** – Evaluate the City’s ability to finance the implementation of the plan considering impacts from unfunded state requirements.
 - **Economic Development** – Assess the plans effectiveness in encouraging sustainable and cost feasible economic development (may result in a new economic development chapter of the comprehensive plan).
- * **Format Issue** – evaluate the plan in terms of being user friendly (easy to use and understand – plain English).

The City’s EAR will also assess population growth and changes in land area, the location of development that has occurred relative to where it was anticipated in the comprehensive plan as amended, the extent of vacant and developable land, the financial feasibility of implementing the comprehensive plan and providing necessary

infrastructure through the Capital Improvements Element, coordination of the comprehensive plan with public schools, changes in growth management legislation, identification of actions needed to address various issues identified in the EAR, and will summarize the public participation program undertaken in preparing the EAR. In addition, the City's EAR shall also consider comments from reviewing agencies received as a result of the scoping meeting held on December 7, 2009 (see attached agency comments).

Jeff Shrum

From: Lorin.Brissett@kimley-horn.com
Sent: Tuesday, December 08, 2009 2:38 PM
To: Jeff Shrum
Subject: Follow up from 12/07/09 EAR Meeting
Attachments: Growth Management Draft Guidebook_08_27_2007_FINAL DRAFT - D5.pdf

Jeff,

As I mentioned to you yesterday, the FDOT put together a "Review Guidelines" document in August 2007 that is intended to serve as a guide for local governments in the review and preparation of Comp Plan related documents. I've attached a draft copy of that document. In addition, please consider the following in your preparation of the EAR:

1. FDOT would like to see analysis of near and long term LOS on State Roads in the City as part of the assessment of the comp plan's successes and shortcomings.
2. FDOT's planning level LOS_ALL spreadsheet may be used to assist with the analysis and can be downloaded at www.cfgis.org/trafficdata.
3. The FDOT will review traffic analyses with respect to the 2009 FDOT Quality / LOS Handbook and generalized tables.
4. FDOT would be happy to review draft language and analyses before the EAR is transmitted to DCA.
5. FDOT would be happy to provide technical assistance on subjects such as transportation concurrency exception areas (TCEAS).
6. FDOT is supportive of efforts to develop a multimodal transportation system to the extent appropriate.
7. FDOT encourages local governments to support the "How Shall We Grow?" regional vision.

Finally, can you tell me the name of the senior planner from Marion County who attended last night? I am preparing a brief meeting summary for FDOT and wanted to make a note of the few people who attended the scoping meeting. I got the names of the other two ladies who attended.

Thanks,

Lorin R.C. Brissett, P.E.
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St. Johns River Water Management District
Comments for the City of Belleview's EAR Scoping Meeting – 12/7/09

The City of Belleview is within the jurisdiction of the St. Johns River Water Management District (SJRWMD). SJRWMD's review of the evaluation and appraisal report (EAR) and subsequent EAR-based amendment focuses on the following:

1. Water supply planning issues are addressed

SJRWMD released a draft 2008 Water Supply Assessment in which the City is identified as a "potential" priority water resource caution area (PWRCA). SJRWMD's central planning area, which includes the City, is being further evaluated during SJRWMD's ongoing water supply planning process for the 2010 District Water Supply Plan and may be identified as a PWRCA upon completion of the additional evaluation. Implications for local governments within PWRCA's include the need to identify water conservation measures and future sources of water, including reclaimed water, to meet increasing demands, and the completion of additional comprehensive planning activities. Because of the potential for the City to be designated as a PWRCA, it is especially important that the EAR indicate the following:

- a. Cumulative legislative changes: Indicate how the City is addressing the cumulative legislative changes made in 2002, 2004, and 2005 (SB 360 and SB 444) to Chapter 163, *Florida Statutes* (F.S.), regarding water supply planning requirements in comprehensive plans. Refer to the DCA water supply planning Web page at <http://www.dca.state.fl.us/fdcp/DCP/WaterSupplyPlanning/index.cfm> for general assistance.
- b. Water supply concurrency: Indicate when the City updated or will update its concurrency system to address the revised requirements of Section 163.3180(2)(a), F.S., which became effective July 1, 2005. To meet the requirements, the City's comprehensive plan and land development regulations must ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. Additionally, the City must include consultation with the applicable water supplier during the permit review process and prior to the approval of a building permit, to determine if adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy.
- c. Future water demands: The City is not required to complete a 10-year water supply facilities work plan because the City is not currently in SJRWMD's PWRCA. However, the City is required to address other water supply planning requirements. SJRWMD worked with DCA/DEP/WMDs to develop comprehensive plan amendment guidelines, available on the DCA Web site at <http://www.dca.state.fl.us/fdcp/dcp/publications/finalguidelines.pdf>.

The City should assess current and projected water needs and sources for at least a 10-year period, considering the applicable consumptive use permit, and identify water supply-related projects necessary to meet projected demands for the 10-year planning horizon. The City should evaluate how the comprehensive plan addresses existing deficiencies. If adequate facilities do not (or will not) exist, address corrective actions, including recommendations for comprehensive plan amendments to ensure construction of the necessary facilities to meet demands. It is important that the City address water conservation practices and the City's role in implementing the provision of reuse to meet nonpotable water demands.

- d. Capital Improvements: Indicate whether the City has completed any annual updates to the 5-Year Schedule of Capital Improvements to include its participation in funding water supply-related projects, including reuse facilities and development of any alternative water supply projects, or any privately

funded projects that the City intends to rely on to achieve and maintain adopted level-of-service standards when approving new development.

- e. **Intergovernmental coordination:** Describe how the City will update the Intergovernmental Coordination Element (ICE) to address cooperative efforts with other local governments, utilities, regional water supply authorities, and water management districts with regard to potable water and reuse services. Below is a suggested policy to add to the ICE to ensure the necessary coordination between the City and SJRWMD.

“The City will participate in the development of updates to SJRWMD’s Water Supply Assessment and District Water Supply Plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the City.”

- f. **Future land use map (FLUM) amendments:** If the comprehensive plan includes criteria for approving FLUM amendments, indicate whether the criteria need to be updated to address the adequacy of planned water supply sources and facilities to support FLUM amendments submitted to DCA for review.

- 1) SJRWMD worked with DCA/DEP/WMDs to develop future land use map amendment guidelines, which are available on the DCA Web site at <http://www.dca.state.fl.us/fdcp/dcp/WaterSupplyPlanning/Files/WSDA.pdf>
- 2) SJRWMD developed a Potable Water Availability Worksheet for use by local governments submitting comprehensive plan amendments to determine the availability of potable water resources to serve proposed development. The worksheet is available at: http://www.sjrwmd.com/comprehensiveplanning/potable_water_worksheet.doc

2. Policies and projects to protect water resources are consistent with the SJRWMD’s surface water improvement and management program (SWIM) or basin initiatives

The City should address the following:

- Stormwater Management: Identify City or cooperatively funded stormwater system upgrades or retrofit projects recently completed or ongoing within the City as specified in any master stormwater plan.
- Implementation of reuse.

3. Policies are consistent with water resource development projects identified in SJRWMD’s District Water Supply Plan 2005

- a. Abandoned artesian well plugging program <http://www.sjrwmd.com/abandonedwells/index.html>
- b. Wellhead protection [<http://www.dep.state.fl.us/water/groundwater/wellhead.htm>], which is a component of the aquifer protection program
- c. Protection of aquifer recharge areas, also a component of the aquifer protection program (The recharge to the Floridan aquifer 2005 data in the natural resources section of SJRWMD’s GIS data download table at <http://www.sjrwmd.com/gisdevelopment/docs/themes.html> can be used to map recharge areas).
- d. Technical assistance relative to the projects listed above can be provided by SJRWMD staff as follows:
 - 1) Delineation of wellhead protection areas, contact Doug Munch at dmunch@sjrwmd.com or at (386) 329-4173.
 - 2) Delineation of significant aquifer recharge areas, contact Don Boniol at dboniol@sjrwmd.com or at (386) 329-4188.

- 3) Development of appropriate comprehensive plan policies and land development regulations, Cathy Foerster at cfoerste@sjrwmd.com or (386) 329-4436

4. Policies promote and encourage the use of low impact development techniques (For example, provide development incentives for water efficient developments, such as those that use the Florida Water StarSM program, a point-based, new home certification program, similar to the federal Energy Star program.)
For additional information about the Water Star program go to <http://www.floridawaterstar.com/>.

5. Policies to protect water resources are not in conflict with the SJRWMD's environmental resource (ERP) and consumptive use permitting rules. SJRWMD's rules and handbooks can be accessed from the E-permitting Web page at <https://permitting.sjrwmd.com/epermitting/jsp/start.jsp>. The City is located within the Sensitive Karst Areas Basin which has additional surface water management basin criteria in Rule 40C-41, *Florida Administrative Code*, in addition to the basic ERP criteria found in other rules.

6. Future Land Use Map designations assigned to SJRWMD's land and easements allow planned management activities.

7. Proposed transportation corridors or facilities do not impact SJRWMD's land or easements.

8. Policies that identify the SJRWMD as a receiver of easements include the statement "subject to SJRWMD's acceptance." SJRWMD will review proposed easements that are not required by SJRWMD-issued permits, but may not accept them.

Other information sources

- a. SJRWMD's District Water Management Plan <http://www.sjrwmd.com/dwmp/index.html>. This version of the Plan has active links to various resources.
- b. GIS resources <http://www.sjrwmd.com/gisdevelopment/docs/themes.html>

SJRWMD personnel resources

- a. Florida Water Star Program Coordinator – Deirdre Irwin (386) 312-2310
- b. SJRWMD Policy Analyst – Cathy Foerster (386) 329-4436

EAR adoption dates for local governments in Alachua County that are within SJRWMD's boundaries

Marion County 12/1/2009

Belleview 1/1/2011

McIntosh 3/1/2011

Ocala 4/1/2011

Reddick 5/1/2011