



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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Governor

THADDEUS L. COHEN, AIA
Secretary

December 7, 2006

Mr. Mike Holmes, Planning Director
City of DeLand Planning Department
121 West Rich Avenue
DeLand, FL 32720

Re: Letter of Understanding for the City of DeLand Evaluation and Appraisal Report

Dear Mr. Holmes:

The Department of Community Affairs has reviewed your letter dated November 13, 2006 outlining the Scope of Work for the preparation of the City's Evaluation and Appraisal Report (EAR). The Department agrees with the summary of the major issues as set forth in the attached Scope of Work. This letter serves as confirmation of our understanding. However, we have additional comments concerning your Scope of Work.

With reference to the "EAR Major Issues List", within Section 1 "Land Use", the City should include an assessment of annexation strategies that will not further exacerbate the issue of urban sprawl within Volusia County. Also within this section the City might explore the possibility of establishing a Community Redevelopment Area for outdated or poorly maintained structures in the downtown area. Within Section 2 "Downtown Redevelopment Area", the assessment should identify the exact areas in which redevelopment is needed, as well as, strategies for redeveloping the identified areas. Within Section 3 "Residential and Housing Concerns", the City will need to provide an assessment of the successes and shortfalls of the current affordable housing goals, objectives and policies, as they relate to this major issue. The City should include data analysis to support the findings of Section 3, and identify future strategies necessary to provide housing to all of the City's residents. Section 4 "Level of Service and Infrastructure", should examine the City's current goals, objectives and policies with regards to infrastructure level of service and ensure that the City's Capital Improvements Element is financially feasible and able to maintain the adopted level of service standards throughout the planning timeframe. Section 5 "Transportation Improvements, the City should focus on the following roadways when addressing this major issue: US 17/92, SR 44, US 92, and I-4. Section 6 "Utility Improvements", the City should evaluate the current water usage goals, objectives, and policies and consider the implementation of a water reuse program to ensure the availability of potable water through the planning timeframe. Finally, Section 7 "Intergovernmental Coordination", this section should include language that commits the City to

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assessing the need for coordination with surrounding jurisdictions. Address the issue of annexation and urban sprawl. All of the above mentioned sections should include the data and analysis indicating progress made towards the achievement of those objectives since the last EAR. If insufficient progress was made, the report should discuss why and assess how things could be done differently to better achieve the objectives. Your population projections should be coordinated with your efforts to adopt a Public School Facilities Element. The population projections used in both the EAR and the data and analysis for the Public School Facility Element must be consistent. Your Scope of Work should also include the evaluation requirements of section 163.3191(2)(o), Florida Statutes (F.S.), for an assessment of concurrency management areas and multimodal transportation districts to determine if they have achieved the purposes for which they were created and otherwise comply with the provisions of section 163.3180, F.S.

We appreciate the effort you and your staff have shown in developing the EAR scoping issues for the City of DeLand. We look forward to the continued success as the City prepares its EAR. If you or your staff have any questions or need additional assistance, please contact Chris Edmonston, Planner at (850) 922-1748.

Sincerely yours

James D. Stansbury
Regional Planning Administrator

JDS/ce
Enclosure

cc: Mr. Phil Laurien, Executive Director, East Central Florida Regional Planning Council