

SCOPE OF THE EVALUATION AND APPRAISAL REPORT

The City of DeLand will prepare and adopt the Evaluation Appraisal Report (EAR) by December 1st, 2007. The time period covered by the report will be from June 1998, the effective date of the last EAR-based amendments, until December 2006. The EAR will include the following components:

Evaluation of Major Issues

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)].

Citywide 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 lands [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 of 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
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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) (1).

PUBLIC PARTICIPATION

Evaluation of the City of DeLand Comprehensive Plan began in March of 2006. In-house meetings were conducted prior to scheduling public participation activities in order to develop an internal list of major issues. The Planning Department began holding inter-office meetings with various departments within the City to solicit input on what they thought were 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.

On March 15th, 2006, the City of DeLand held a public workshop during the regularly scheduled Planning Board Meeting to solicit comments on planning issues facing the City of DeLand with both the Planning Board and the public. On April 3rd, the City of DeLand held a public workshop during the regularly scheduled City Commission, for the purpose of developing a list of key issues with the full participation of the public and the City Commission.

On April 26th, 2006, the City of DeLand then held an interagency scoping meeting that invited members of state, regional, and county agencies to discuss the key planning issues identified at the previous workshops, and to identify additional issues that should be addressed. The scoping meeting was attended by representatives from the following agencies: Saint John's River Water Management District, the Department of Community Affairs, Department of Transportation, East Central Florida Regional Planning Council, and Volusia County.

EAR MAJOR ISSUES LIST

Through the above mentioned public participation workshops and scoping meeting, the City of DeLand has identified 7 major issues and 10 sub-issues that are outlined in the paragraphs below.

1. Land Use
 - a. How can annexations be brought into the city without adversely impacting surrounding area and still be of a benefit to the City.
 - b. How to preserve lands for future parks that are not inside the city limits.
 - c. How to encourage redevelopment of outdated, poorly maintained, and aging structures in low income areas, existing commercial areas and downtown.
 2. Downtown Redevelopment
 - a. Assure that Downtown DeLand remains economically viable with a mixture of residential, office, service, and retail uses when new commercial areas are constructed and older commercial areas are redeveloped.
 3. Residential and Housing Concerns
 - a. Ensure housing is available for all City residents.
 4. Level of Service (LOS) and Infrastructure
 - a. How to ensure all city facilities are able to keep up with growth.
 5. Transportation Improvements
 - a. How to keep City's road network functioning (meeting adopted LOS) in wake of continued growth.
 6. Utility Improvements
 - a. How to improve drainage in areas of the City that encountered flooding problems after the 2004 hurricane season.
 - b. How can the City discourage the use of potable water for irrigation.
 7. Intergovernmental Coordination
 - a. Can the authority of the Joint City-County Coordinating Committee be expanded to encompass the Utility Service Area and may the Committee address land use issues and when to provide utilities in the County?
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