



Fellsmere

Mike McDaniels, Chief
Office of Community Planning
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

May 20, 2010

RE: EAR Letter of Understanding – City of Fellsmere

Dear Mr. McDaniels:

The purpose of this letter is to indicate the City's acceptance of the Department's recommended additions to the City of Fellsmere's Scope of Work for their Evaluation and Appraisal Report. The City intends to address the issues recommended by the Department as summarized below.

Recognize the need to update the Comprehensive Plan to the long-term planning timeframe of 2035 as established in the recently approved Stipulated Settlement Agreement for DCA#09-01 (fka#08-02) Villages of Fellsmere Comprehensive Plan Amendment.

The City, as part of this EAR, will present all data and analysis for a planning timeframe of 2035. The data and analysis will be consistent with the plan amendment currently being developed in response to the SSA for DCA#09-01. The 2035 Plan update will be adopted prior to and separate from any EAR-based amendments. Consequently, the City does not feel that the EAR should identify "specific policies in the comprehensive plan, as EAR-based amendments, that are necessary to update the plan to the 2035 planning time frame." By the time EAR-based amendments are processed, the Plan will already have been amended to a 2035 planning timeframe. The City agrees that the EAR should note in all applicable locations the SSA for DCA#09-01 and utilize consistent data between the two products. Where appropriate throughout the EAR, references will be made to the Comprehensive Plan amendment required as a result of the SSA for DCA#09-01 that is being prepared at this time.

Relevant Changes to Chapter 163, Florida Statutes

The City concurs with this request. The omission was simply an oversight in the original scope of work. The City will include this analysis along with the analysis of changes to the state comprehensive plan, Chapter 9J-5, Florida Administrative Code, and appropriate strategic regional policy plan that will be found in Appendix C of the EAR.

Joint Planning Areas and Annexation Boundary Map

The City currently has objectives and policies within their Comprehensive Plan addressing the need to consider joint planning areas and annexation boundaries. The City will evaluate these objectives and policies as well as the need for an annexation boundary map and joint planning areas as part of the required evaluation of the Plan. The City will consider whether amendments to these policies are required and whether EAR-based amendments should be considered to develop an annexation boundary map and joint planning areas. The evaluation of Plan policies will be provided in Appendix D of the EAR. The evaluation of Plan objectives will be provided in Chapter 3 as they relate to the major issues facing the community.



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Provisions for Affordable Housing

The City of Fellsmere currently has an oversupply of affordable housing. The 2035 Plan update will address the affordable housing needs of the City through the planning timeframe. Since this issue will be addressed as part of the 2035 Plan update currently being developed and to be adopted prior to and separate from the EAR-base amendments, inclusion in the EAR as an EAR-based amendment would not be appropriate. The EAR will, however, contain data and analysis presenting the affordable housing needs of the City through the planning timeframe within Chapter 2. Where otherwise not addressed as part of the 2035 Plan update and to ensure continual planning for affordable housing, EAR-based amendments will consider the need for affordable housing on a continuing and ongoing basis.

Connectivity of Public Schools through Complete Streets

The City agrees to consider the need for improving connectivity to public school facilities as part of its analysis of complete streets as a major issue facing the community to be contained in Chapter 3 of the EAR.

Water Quality

The City of Fellsmere is required to address as part of the EAR the demands of growth on infrastructure. Stormwater, and thus stormwater quality, is a required infrastructure element. The EAR will evaluate the City's stormwater system for compliance with current rules and regulations. The City will also address pending changes in stormwater quality standards and their anticipated impact to the City. Ear-based amendments will be identified as appropriate to protect water quality in Indian River Lagoon and St. John's River Basins. In lieu of a major issue facing the community, the issue will instead be incorporated into the EAR as part of the public infrastructure analysis included in Chapter 2.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Mark D. Mathes
Community Development Director
City of Fellsmere