



City of Deltona

City of Deltona
Planning and Development Services
2345 Providence Boulevard
Deltona, FL 32725

September 4, 2007

Mr. James D. Stansbury
Florida Department of Community Affairs
Division of Community Planning
Bureau of State Planning, Plan Processing Team
2555 Shumard Oak Blvd
Tallahassee, FL 32399-2100

Re: Letter of Understanding for the City of Deltona 2008 Evaluation and Appraisal Report

Dear Mr. Stansbury:

The purpose of this letter is to identify the major community issues that will serve as the focus for the City of Deltona during the 2008 Evaluation and Appraisal Report (EAR) of the City's comprehensive plan, and to seek concurrence from the Department of Community Affairs on the issues. Section 163.3161(2)(e), Florida Statutes, requires that an EAR include the "identification of major issues, and where pertinent, the potential social, economic, and environmental issues." Identification of the major issues for the City of Deltona was based on public input, input from City Staff, and input from representatives of Volusia County and other State agencies as listed below:

- September 30, 2006-Visioning Retreat: The City Commission and Deltona Department Directors held a weekend retreat to create a vision and value statement for year 2026, identifying objectives and selecting priorities for Deltona's future; and
- July 2007 - Deltona Citizens Survey: The University of Central Florida conducted a survey of City residents to evaluate City services and facilities; and
- July 12, 2007 - City of Deltona Department Heads Strategic Planning Meeting: This meeting was held for the purpose of identifying major City issues, and long term development objectives and strategies to be reviewed in the EAR; and
- August 11, 2007- Destination Deltona: Community Strategic Planning Forum: The City invited the public to attend this full day planning forum to give their thoughts and ideas on how to best shape Deltona.

- August 21, 2007 - Agency Scoping Meeting: This meeting was held for the purpose of identifying major issues expressed by representatives of state and regional agencies and Volusia County.

Based on the community input received from the activities listed above, and specifically the scoping meeting held on August 21, 2007, **two major issues** were identified for evaluation in the City of Deltona's EAR. An assessment of the comprehensive plan objectives within each element that relate to the two major issues will be performed to present the level of achievement and to identify recommended actions to address each issue.

ISSUE 1: NEIGHBORHOOD-SCALE, PEDESTRIAN-FRIENDLY MULTI-MODAL TRANSPORTATION SYSTEM

Since the time of plan adoption, the function of many roadways in Deltona has changed from that of primarily local collectors for residential subdivisions to that of major collectors and arterials for local and pass-through traffic. The level of traffic volumes in the City has increased significantly since 1999. The increase in traffic volumes on roadways located within primarily low-density residential neighborhoods not only results in congestion, but also results in reduced safety for pedestrians and vehicles, especially at critical intersections. The cross-section of the roads are currently changing as well – with formerly two-lane streets changing to three- to five-lane thoroughfares, most designed with continuous turn lanes that allow more chances for vehicular conflict and make it more difficult for safe pedestrian passage. Most of these larger roadways don't provide effective crosswalk treatments, nor do they incorporate streetscape elements to make them more attractive and compatible with the neighboring land uses and do not encourage pedestrian activity.

The EAR will evaluate Comprehensive Plan goals, objectives and policies that relate to, or have an effect on, multi-modal transportation in the City – including an analysis of the existing and proposed City, County and State roadways network in relation to current and future land use patterns and whether policies exist that encourage alternative modes of transportation. The EAR analysis will identify how well the Plan addresses alternative transportation management strategies such as access management, Transportation System Management (TSM) and Transportation Demand Management (TDM). Understanding that there currently exists an opportunity for Deltona to be served by the proposed Metroplan rail system, land use along the transit corridor and in the vicinity of proposed transit stations will need to be evaluated for types of uses allowed and density/intensity of the uses to accommodate denser infill development. In addition, the City needs to identify potential locations for park-and-ride lots and coordinate with the County transit system (Votran) to establish a fixed-route transit system for the City, including shuttle service to the nearest Metroplan transit station.

ISSUE 2: DIVERSITY OF LAND USE CATEGORIES

Vision Deltona 2026 identified several specific goals and objectives to implement the vision of the City's residents, among them:

- Assure a variety of housing options in the City;
- Develop strategies to kick-start development of activity centers; and
- Develop a proposal for redevelopment plans for Deltona Boulevard and Saxon Boulevard.

The July 2007 Deltona Citizens Survey and the August 2007 public Strategic Planning Forum identified the following problems:

- Lack of shopping opportunities; and
- Lack of job opportunities.

The main obstacle to meeting the Vision Deltona 2026 goals and objectives and addressing the problems expressed in the Deltona Citizens Survey and Strategic Planning Forum is the lack of land categorized on the Future Land Use Map for mixed-use, for commercial and industrial uses, and for higher density residential uses. Since the majority of the land in Deltona is categorized low- to medium-density residential land use, very little land is available for mixed-use developments that could accommodate higher density housing, public facilities (including social service uses), and commercial uses. Additionally, the acreage identified for future commercial and industrial uses is very limited.

The EAR will evaluate Comprehensive Plan goals, objectives and policies that relate to, or have an effect on the variety and amount of land designated on the FLUM for mixed-use, commercial/industrial categories, and higher density residential uses. The Future Land Use and Housing goals, objectives and policies will also be evaluated as to their effectiveness in addressing the issue of attainable workforce housing and improving the job-housing balance in the City.

The City of Deltona requests that the two major issues presented herein form the basis for the Letter of Understanding between the City and the Florida Department of Community Affairs.

Should you have any questions or comments, please contact Becky Mendez, Planning Manager for Deltona, at (386) 878-8602 or RMendez@deltonafl.gov.

Sincerely,



Gregory K. Stubbs, AICP,
Department of Planning & Development Services Director

c.c. J. Weiss, FDOT; J. Thomson, Volusia County; P. Brown, SJRWMD; A. Landis, ECFRPC