



June 29, 2009

Mr. D. Ray Eubanks, Plan Processing Administrator  
Department of Community Affairs  
Bureau of Local Planning  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

**RE: Adopted 2009 City of Arcadia Evaluation and Appraisal Report**

Dear Mr. Eubanks:

In accordance with transmittal procedures for submitting an Adopted Evaluation and Appraisal Report (EAR), enclosed please find three copies (1 hard copy, 2 electronic copies) of the City of Arcadia's Resolution 2009-10 including the EAR for sufficiency review.

On June 2, 2009, the Arcadia Planning & Zoning Board voted to forward the EAR to the Arcadia City Council with a recommendation of approval. The Resolution providing for adoption of the EAR was approved by unanimous vote of the City of Arcadia City Council at a public hearing held on June 2, 2009.

The Central Florida Regional Planning Council prepared the EAR through a planning services contract with the City of Arcadia. Please refer any questions related to the enclosed submittal packet to Jennifer Codo-Salisbury from the Central Florida Regional Planning Council. Contact information is provided below. Copies of the amendment are also being sent concurrently to the agencies listed in the cc: list.

Jennifer Codo-Salisbury, MPA, AICP  
Director of Planning  
Central Florida Regional Planning Council  
PO Box 2089  
Bartow, FL 33831  
Phone: (863) 534-7130, Ext. 178  
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E-mail: [jcodosallisbury@cfrpc.org](mailto:jcodosallisbury@cfrpc.org)

Mr. D. Ray Eubanks  
City of Arcadia EAR  
Page Two

Sincerely,



Jennifer Codo-Salisbury, MPA, AICP  
Director of Planning

Enclosures (including 1 paper copy and 2 CDs):

Signed Resolution 2009-10

Exhibit "A" of Resolution 2009-10: 2009 City of Arcadia Evaluation and Appraisal Report

Citizen Courtesy Form

cc (w/1 copy of enclosures):

Chancey W. Springstead, Southwest Florida Water Management District, (Hard copy)

Bob Crawley, Department of Transportation, District 1, (Electronic copy)

Jim Quinn, Department of Environmental Protection, (Hard copy)

Susan Harp, Department of State, (Electronic copy)

Tracy Suber, Department of Education (Hard copy)

Mary Ann Poole, Florida Fish and Wildlife Conservation Commission (Electronic copy)

Sherri Martin, Governor's Office of Tourism, Trade, and Economic Development (Electronic copy)

Wendy Evans, Department of Agriculture and Consumer Services (Hard copy)

Jason Green, DeSoto County (Hard copy)

Markae Rupp, City of Arcadia (Hard Copy and Electronic copy)

## Comprehensive Plan Citizen Courtesy Information List

Local Government: CITY OF ARCADIA

Hearing Date: JUNE 2, 2009

Type Hearing:	Transmittal (Proposed)	Adoption
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City reference no. \_\_\_\_\_

DCA Amendment Number: 09-01-EAR

**Please Print Clearly**

You may choose to receive information by email, by mail, or by phone. By providing your email address or your name and address or your phone number, you will receive information concerning the date of publication of the Notice of Intent by the Department of Community Affairs.

Citizen Name	Email Address or Street Address, City State and Zip Code or Phone Number	Check One			Identify Amendment By No.
		By Email	By Mail	By Phone	
<b>NONE</b>					

RESOLUTION NO. 2009-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARCADIA, FLORIDA ADOPTING THE EVALUATION AND APPRAISAL REPORT FOR THE CITY OF ARCADIA COMPREHENSIVE PLAN; STATING THE INTENT OF THE COUNCIL AMEND THE COMPREHENSIVE PLAN BASED UPON RECOMMENDATIONS CONTAINED IN THE REPORT; AND APPROVING THE TRANSMITTAL OF THE REPORT TO THE DEPARTMENT OF COMMUNITY AFFAIRS IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES.

**WHEREAS**, the Florida Legislature intends that local planning be a continuous and ongoing process; and

**WHEREAS**, the City Council has adopted the City of Arcadia Comprehensive Plan, Ordinance No. 827 on February 19, 1991; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of the adopted plan to adequately address changing conditions and state policies and rules; and

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and

**WHEREAS**, the City of Arcadia Planning and Zoning Board, acting as the designated Local Planning Agency, has reviewed the Evaluation and Appraisal Report, held an advertised public hearing, provided for participation by the public in the process, and rendered its recommendations to the City Council; and

**WHEREAS**, the City Council has reviewed the Evaluation and Appraisal Report, held an advertised public hearing, and provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ARCADIA, FLORIDA:**

Section 1: The City Council does hereby adopt the Evaluation and Appraisal Report for the City of Arcadia Comprehensive Plan, attached here as Exhibit A.

Section 2: The City Council does hereby state its intention to amend the City of Arcadia Comprehensive Plan (Ordinance No. 827) in accordance with the recommendations contained in the Evaluation and Appraisal Report.

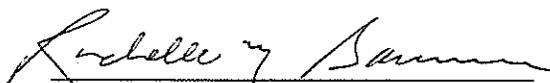
Section 3: The City Council does hereby approve transmittal of the Evaluation and Appraisal Report to the Department of Community Affairs for the purpose of a sufficiency review in accordance with Section 163.3191, Florida Statutes.

Section 4: This Resolution shall become effective immediately upon its passage.

Section 5: All Resolutions and parts of Resolutions in conflict herewith are repealed.

PASSED BY THE CITY COUNCIL OF ARCADIA, FLORIDA, IN REGULAR SESSION THIS 2<sup>nd</sup> DAY OF JUNE, 2009.

ATTEST:

  
Rachelle M. Baumann, CMC  
City Recorder

  
Richard P. Fazzone  
Mayor

Approved as to form by: William S. Galvano, City Attorney



# CITY OF ARCADIA

DeSoto County, Florida



## ADOPTED Evaluation & Appraisal Report

June 2009



Prepared by the  
Central Florida Regional Planning Council





Special thanks to all of the City of Arcadia's City Council members, Planning and Zoning Board members, administrative staff, residents and stakeholders that helped in the preparation of this document.

### **CITY COUNCIL MEMBERS**

Richard P. Fazzino, Mayor  
Lorenzo Dixon, M.Psy, Deputy Mayor  
Dr. Sharon T. Goodman, Councilwoman  
Dr. Roosevelt Johnson, Councilman  
Robert W. Heine, Councilman

### **PLANNING AND ZONING BOARD MEMBERS**

Russ Summers, Chairman  
George K. Smith, Board Member  
Melva Sawyer, Board Member  
Michael Pooser, Board Member  
Shirley Brown, Board Member  
Martin McLure, Board Member  
George Whitlock, Board Member

### **CITY ADMINISTRATION**

Markae Rupp, City Administrator  
William S. Galvano, City Attorney  
Rachelle M. Baumann, City Recorder and Finance Officer

### **PREPARED BY:**

Central Florida Regional Planning Council



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## 1. INTRODUCTION

### A. BRIEF INTRODUCTION TO THE CITY OF ARCADIA

The City of Arcadia is the only municipality in DeSoto County and is located at the center of the County at the major crossroads of US 17 running north/south and SR 70 running east/west through the City. Arcadia was incorporated in 1886 by Reverend James M. Hendry. The City was named after the daughter of Hendry's friend, Thomas H. Albritton. Situated in south central Florida in the Heartland region, Arcadia lies on the eastern banks of the Peace River (**Map 1 – Location of the City of Arcadia, Florida**).



In the year 1881, phosphate was discovered on the banks of the Peace River which flows through the County. Phosphate production along the Peace River started at 2,813 tons in the year 1888. By the year 1892, production had reached 354,000 tons. Land prices soared from \$1.25 – \$1.50 an acre, to \$20, \$50, and in some cases, \$300 an acre.



By March of 1886, the Florida Southern Railway operated from Bartow to Arcadia with a graded road bed, trestles, and bridges. The railway brought great opportunities and people to the City.

The phosphate, cattle, and citrus industries remain as significant contributors to the County's economy. The City is home to the Arcadia All-Florida Championship Rodeo.

As the County seat of DeSoto County since 1887, Arcadia is home to the County Government Center which supports the County court system, Sheriff's operations, Family Services, Tax Collector, Property Appraiser, School Board, and the County Administration. The County's Health Department and Library System as well as a number of other government facilities are also located within the City.

Arcadia has a 58-block historic district with more than 370 turn of the century buildings and houses listed on the National Register of Historic Places. Today, visitors enjoy dozens of antique and specialty shops, art galleries, parks, eateries and a friendly, country atmosphere. The governmental and banking centers of Desoto County are located in Arcadia's historic central business district on Oak Street.



## 1. INTRODUCTION

### B. THE PURPOSE OF THE EVALUATION & APPRAISAL REPORT

Pursuant to Section 163.3191, Florida Statutes, "*Each local government shall adopt an evaluation and appraisal report (EAR) once every seven years assessing the progress in implementing the local government's comprehensive plan.*" The report evaluates how successful a community has been in addressing major community and land use planning issues through implementation of its Comprehensive Plan. Based on this evaluation, the report suggests how the plan should be revised to better address community objectives, changing conditions and trends affecting the community, as well as changes in state requirements. The City is scheduled to adopt its EAR by July 2009. The EAR is based on data from the year 2008.

In March 2004, The Florida Department of Community Affairs published "*A Guide to Preparing an Evaluation and Appraisal Report.*" The EAR Guide provides a step-by-step process for completing the Evaluation and Appraisal Report. The purpose of the EAR as outlined in the EAR guide is described below:

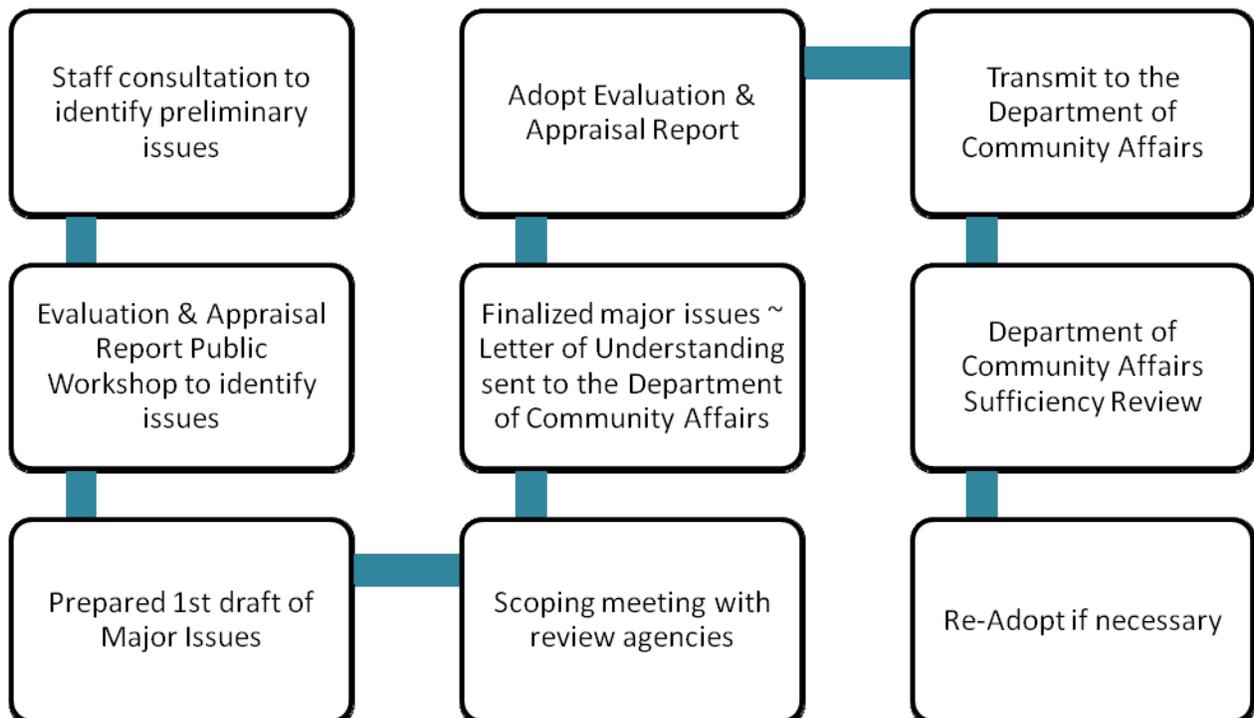
1. *Identify major issues for the community.*
2. *Review past actions of the local government in implementing the plan since the last EAR.*
3. *Assess the degree to which plan objectives have been achieved.*
4. *Assess both successes and shortcomings of the plan.*
5. *Identify ways that the plan should be changed:*
  - *Respond to changing conditions and trends affecting the local community;*
  - *Respond to the need for new data;*
  - *Respond to changes in state requirements regarding growth management and development;*
  - *Respond to changes in regional plans.*
6. *Ensure effective intergovernmental coordination.*



1. INTRODUCTION

The flow chart below summarizes the major steps that have been taken to develop the City of Arcadia Evaluation and Appraisal Report, following the process identified in Section 163.3191, Florida Statutes.

Figure 1: Flow Chart ~ Public Participation & EAR Preparation Process





1. INTRODUCTION

C. PUBLIC PARTICIPATION PROCESS SUMMARY

The Central Florida Regional Planning Council supported the City’s staff in preparing the EAR and in coordinating the public participation activities. The City began planning public participation activities in spring 2008. Staff consulted with the City planners and administration staff to create a preliminary list of major issues and to schedule public participation activities. In accordance with Section 163.3191 (2)(j), Florida Statutes (F.S.), the City is required to submit a summary of the public participation program and activities undertaken during the preparation of the EAR. The following narrative outlines the events that have occurred in order to identify the major issues on which the City will focus its EAR.

Public Workshop

On March 11, 2008, an EAR Public Workshop was conducted to identify the major issues on which the EAR should focus. A copy of the Public Meeting Notice, agenda, and the attendance sheet is provided in Appendix A-1. The Workshop began with a presentation describing the EAR process and purpose. Staff then guided the citizens through a series of questions listed on the Major Issues Survey (Figure 2) and asked the participants to share their thoughts and comments with the group. Responses to each question were recorded on the flipchart during the meeting and additional comments were noted on the survey.

The Major Issues Survey questions included, but were not limited to:

- ❖ Are there any housing issues in the City that are a concern to you?
- ❖ Do you have any concerns with the City’s water system or sewer system?
- ❖ Are the parks and recreation facilities adequate?
- ❖ What do you like best about your community?
- ❖ What do you want to change about your community?
- ❖ What would you like your City to be like 10 years from now?
- ❖ Do you have any concerns with the highways, streets, sidewalks, trails or streetlights in the City?

Figure 2: Major Issues Survey

City of Arcadia  
EAR Public Work Session  
Major Issues Survey

The City's Comprehensive Plan is divided into several areas. Please identify the issues and concerns you may have related to each subject area listed below. These issues will be considered when updating the City's Comprehensive Plan.

**Transportation**

Do you have any concerns with the highways, streets, sidewalks, trails or streetlights in the City?

Are you satisfied with the public transportation in your City?

**Housing**

Are there any housing issues in the City that are a concern to you?

What other types of housing would you like to see in your City?

**Infrastructure**

Do you have any concerns with the City's water system and/or the sewer system?

Do you have any issues with stormwater drainage or flooding?

**Conservation**



## 1. INTRODUCTION

After the EAR Public Work Session, a summary of the major issues was prepared which included the comments received at the public meeting and from the survey responses.

### **Weblink Created**

A link on the CFRPC website page was created for the public to follow the City of Arcadia EAR process (<http://www.cfrpc.org/>). The site contains a brief overview of the Evaluation and Appraisal Report process, links to the major issues survey, and a copy of the Letter of Understanding that was sent to the Department of Community Affairs, as well as links to other Evaluation and Appraisal Report-related documents. In addition to the website, the Evaluation and Appraisal Report Public Workshop was advertised in the local newspaper and meeting notices were placed at public facilities in Arcadia.

### **Agency Scoping Meeting**

An Agency Scoping Meeting was held on April 30, 2008, in accordance with Section 163.3191, Florida Statutes. Representatives of various review agencies and staff members attended the scoping meeting. The purpose of the meeting was to ensure that all important issues were identified, various agency concerns were discussed, and the information and resources other agencies could provide to the City to assist in evaluating and updating its plan were ascertained. The meeting was coordinated and hosted by the Central Florida Regional Planning Council at the Council's office in Bartow, Florida. The result of the meeting was a revised major issues list. Please see **Appendix A-2** for the scoping meeting agenda and attendance sheet.

### **Major Issues Identified**

On June 3, 2008 the City of Arcadia City Council met to review the major issues identified at the March 11<sup>th</sup> public workshop and the April 30<sup>th</sup> Agency Scoping Meeting. The City Council agreed with the major issues and agreed to forward the issues to the Department of Community Affairs. Copies of the Major Issues Survey and the summary of major issues are provided in **Appendix A-1**.



1. INTRODUCTION

The Letter of Understanding between the City of Arcadia and the Department of Community Affairs (DCA) was then prepared, acknowledging the major issues and requesting DCA to concur that these are the issues on which the report should focus. Please see **Appendix A-3** for the City’s Letter of Understanding.

**TABLE 1 - C1  
Public Participation Activities**

Activity	Date
Evaluation & Appraisal Report Public Workshop	March 11, 2008
Agency Scoping Meeting	April 30, 2008
City Council Review of Issues	June 3, 2008
Concurrence From the Department of Community Affairs Received	June 20, 2008



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

A. CHANGES IN POPULATION

The City of Arcadia’s 1991 Comprehensive Plan projected that the City would have a population of 7,025 persons in the year 2000. The 2000 Census tabulated the City’s population at 6,604 persons. This was 421 persons less than the 1991 Comprehensive Plan projection for the year 2000. Population data and analysis for the years 1990, 2000, and 2008 are included in **Table 2 – A1**.

**Table 2 – A1  
Population Trends  
1990 – 2008**

1990 Population	2000 Population	2008 Population	1990 – 2008		2000 – 2008	
			% Change	Annual Growth Rate %	% Change	Annual Growth Rate %
6,488	6,604	6,627	2.14%	0.12%	0.35%	0.04%

Sources: 2008 population estimate – Bureau of Economic and Business Research (BEBR)  
2000 population – United States Census Bureau (SF-1, P1: 2000)  
1990 population – United States Census Bureau (SF-1, DP-1: 1990)

According to the United States Census Bureau and the Bureau of Economic and Business Research (BEBR), the City’s population increased from 6,488 persons in 1990, to 6,627 persons in 2008, an increase of 139 persons, or 0.12 percent annually. From 2000 to 2008, the population increased by 23 persons, or 0.04 percent annually.

Although the more recent annual growth rate from 2000 to 2008 is lower than the 18-year annual growth rate, the 0.12 percent rate was deemed to produce more accurate estimates for future forecasting. The long-term annual growth rate is used for population projections because it reflects the annexations and resultant development which is expected to occur. Using an annual compounded growth rate of 0.12 percent, the City’s 2030 population is projected to increase to 6,803 persons. See **Table 2 – A2**.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

Table 2 – A2  
City of Arcadia Population Projections  
2008 – 2030

Year	Population	Total Change	Average Growth Rate
2008	6,627	-	-
2010	6,643	16	0.12%
2015	6,682	55	0.12%
2020	6,722	95	0.12%
2025	6,762	135	0.12%
2030	6,803	176	0.12%

Source: 2008 population estimate – Bureau of Economic and Business Research (BEBR)

Utilizing these projections, the City’s population is expected to grow by approximately 176 persons between 2008 and 2030, which is a 2.7 percent increase. During a similar timeframe, BEBR projects DeSoto County’s growth at 21.2 percent and the State of Florida’s growth at 27.5 percent. However, the adopted DeSoto County Comprehensive Plan projects the County’s growth at 153.3 percent over a similar timeframe (Table 2 – A3).

Table 2 – A3  
DeSoto County Comprehensive Plan Population Projections  
2008 – 2030

Year	Population	Total Change	Average Growth Rate per Year from the Year 2008
2008 *	34,487 *	-	-
2010	45,111	10,624	15.40%
2015	53,547	19,060	7.90%
2020	63,432	28,945	6.99%
2025	74,823	40,336	6.88%
2030	87,365	52,878	6.97%

Sources: DeSoto County Comprehensive Plan  
(\* ) 2008 population estimate – Bureau of Economic and Business Research (BEBR)

Some of the growth that DeSoto County anticipates will likely be annexed into the City limits of Arcadia. Therefore, it can be expected that the City of Arcadia’s population projections as shown in Table 2 – A2 are too low. Assuming that DeSoto County’s population will increase by 52,878 people by 2030, the City of Arcadia’s population should increase by approximately 2,600 people if it is assumed that 5 percent of the population will be annexed into the City limits.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

B. CHANGES IN LAND AREA

Since the year 2001, the City of Arcadia has annexed approximately 50 acres of land into the City limits. As Table 2 – B1 below indicates, in the year 2001, the City consisted of approximately 2,545 acres of land. By 2008, there were approximately 2,595 acres within the City, which means the City experienced an approximately 2 percent increase in land area over these 7 years.

Table 2 – B1  
Land Area  
2001 and 2008

Jurisdiction	2001	2008	Change
City of Arcadia	2,545 acres	2,595 acres	50 acres

Source: City of Arcadia, 2008 DeSoto County Property Appraiser and 2008 CFRPC GIS Data

Annexations into the City of Arcadia between the years of 2001 and 2008 are recorded in Table 2-B2 and are shown on Map 2 – City of Arcadia – Annexation Map (Year 2001-2008). Since 2001, expansion has occurred primarily to the south of the City limits as they were in 2001. A description of some of the locations in which the City has expanded is provided below.

- In 2001, approximately 23 acres located north of Hargrave Street between Baker Street and Airport Road were annexed through Ordinance 879.
- In 2001, approximately 17 acres located at the southeast corner of Palm Street and US 17 were annexed through Ordinance 886.
- In 2004, approximately 3 acres were annexed west of Airport Road and north of Hargrave Street through Ordinance 894.
- In 2004, approximately 2 acres were annexed on the north side of Gibson Street between 12<sup>th</sup> Avenue and Lasonona Avenue through Ordinance 914.
- In 2007, approximately 5 acres were annexed on the south side of Martin Luther King, Jr. Street between Spring Avenue and Golden Avenue through Ordinance 938.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

Table 2 – B2  
Recorded Annexations  
2001 to 2008

<u>Ordinance Number</u>	<u>Date</u>	<u>Approximate Area (Acres)</u>
879	January 16, 2001	23.00
886	August 21, 2001	17.00
894	January 8, 2002	3.22
914	December 21, 2004	2.06
938	November 4, 2007	5.16
<b>Total Area Annexed</b>		<b>50.44</b>

Sources: City of Arcadia, DeSoto County Property Appraiser, and 2008 CFRPC GIS Data.

The City’s water and wastewater service areas extend north and south of the City limits. The City currently has voluntary annexation agreements with several properties. At the time of this report, the City was in the process of annexing an industrial site and the City-owned golf course directly north of the City limits on the east side of US 17.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

C. VACANT AND DEVELOPABLE LAND FOR FUTURE DEVELOPMENT

Future Land Uses

Map 3A – City of Arcadia – Future Land Use Map indicates the Future Land Uses of the lands within the City limits. Table 2 – C1 below lists the total acreage of each Future Land Use designation within the City. The highest acreage of land in Arcadia is in the Low Density Residential Classification (34 percent), followed by Medium Density Residential (16 percent), Business (11 percent), and Public Buildings and Grounds (7 percent). The remaining 11 percent is divided between the remaining land use categories as listed below in Table 2 – C1.

TABLE 2 – C1
Future Land Use Area

Table with 2 columns: Future Land Use Designation and Total Acreage by Future Land Use. Rows include Low Density Residential (882.03), Medium Density Residential (413.62), Business (297.63), and a total of 2,594.77 acres.

\*RPB Overlay = Residential, Professional, and Business Overlay

Source: 2008 DeSoto County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Arcadia (Rounded to nearest acre)



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

Developable Future Land Uses

Map 3A – City of Arcadia – Future Land Use Map indicates the Future Land Uses of the lands within the City limits. Map 3B – City of Arcadia – Developable Future Land Use Aerial Map indicates only those lands within the City that are vacant and developable. Table 2 – C2 below lists developable acreage by Future Land Use designation. The Future Land Uses in the table are those that have vacant (developable) acreage and include lands recognized by the DeSoto County Property Appraiser as having agricultural exemptions for bona fide agricultural uses. The developable land uses do not include wetlands or floodplains.

A total of 355.01 acres inside the City are currently vacant and developable, which represents approximately 14 percent of the City’s total land area. With 47 percent, 25 percent, and 18 percent of the developable land respectively, the Low Density Residential, Medium Density Residential, and Business Classifications comprise the vast majority of the developable land. The remaining 11 percent of the developable lands are split between the other Future Land Use designations as shown in Table 2-C2.

TABLE 2 – C2
Developable Future Land Use Area

Table with 3 columns: Future Land Use Designation, Developable Acreage by Future Land Use\*, and Percentage of Developable Acreage by Total Developable Acreage. Rows include Low Density Residential, Medium Density Residential, High Density Residential, Business, Mixed Use Business, Industrial, Public Buildings and Grounds, Recreation and Open Space, Conservation, and a Total Acreage row.

\* Acreage does not include wetlands and floodplains



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**2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE**

**Table 2 – C3** lists the potential development by Future Land Use designation. The maximum potential development was determined by multiplying the buildable density by the total acreage of vacant lands in each Future Land Use designation. Currently, the development potential for Arcadia includes 2,393 housing units, 9.3 million square feet of Commercial, 692,000 square feet of Industrial, and 128,000 square feet of Public Buildings and Grounds. (It is important to note that this development potential does not account for the land area that would be required to provide for infrastructure and open space to support new development or redevelopment.)



## 2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

**TABLE 2 – C3**  
**Developable Future Land Use Area**

<b>Future Land Use Designation</b>	<b>Total Acreage of Vacant Lands</b>	<b>Maximum Buildable Density</b>	<b>Maximum Potential Development</b>
Low Density Residential	168.52	6 units per gross acre	1,011 units
Low Density Residential (RPB Overlay)	1.87	6 units per gross acre residential (50 percent must be residential) and FAR 3.0 for Business	5 units 122,185.8 sq. ft.
Medium Density Residential	89.19	14 du/acre	1,248 units
Medium Density Residential (RPB Overlay)	6.79	14 units per gross acre residential (50 percent must be residential) and FAR 3.0 for Business	47 units 443,658.6 sq. ft.
High Density Residential	2.50	30 du/acre	75 units
High Density Residential (RPB Overlay)	0.49	30 units per gross acre residential (50 percent must be residential) and FAR 3.0 for Business	7 units 32,016.6 sq. ft.
Business	66.62	FAR 3.0	8,705,901.6 sq. ft.
Mixed Use Business	0.0	Residential = 14 du/acre; Business no more than 25 percent of the site; and minimum 10 percent open space or passive recreation	0 units 0 sq. ft.
Industrial	15.88	FAR 1.0	691,732.8 sq. ft.
Public Buildings and Grounds	1.47	FAR 2.0	128,066.4 sq. ft.
Recreation and Open Space	1.68	none	0.0 sq. ft.
Conservation	0.0	none	0.0 sq. ft.
<b>Total Acreage</b>	<b>355.01</b>		

Source: 2008 DeSoto County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Arcadia (Rounded to nearest acre)



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

Existing Land Uses

The Map 3C – City of Arcadia – Existing Land Use Aerial Map displays on a year 2008 aerial photograph the location of Existing Land Uses as recognized by the DeSoto County Property Appraiser and field review. The lands shown as Agricultural are recorded by the DeSoto County Property Appraiser as having an agricultural exemption. The Table 2 – C4 below indicates the acreages of the Existing Land Uses.

TABLE 2 – C4  
Existing Land Use Area

Existing Land Use Designation	Total Acreage of Existing Land Use
Vacant	291.79
Agriculture	73.43
Single Family Residential	623.43
Mobile Homes	0.28
Multi-Family	85.46
Industrial	28.21
Commercial/Office	166.97
Institutional	475.62
Right-of-way	539.82
<b>Sub-Total Acreage</b>	<b><u>2,285.01</u></b>
Flood zones and Wetlands	309.76
<b>Total Acreage</b>	<b><u>2,594.77</u></b>

Source: 2008 DeSoto County Property Appraiser Data and Future Land Use Data from the Central Florida Regional Planning Council and the City of Arcadia (Rounded to nearest acre)

The following breakdown of existing land uses excludes the land that is in flood zones and/or wetlands. Of these 2,285 acres, approximately 28 percent of the City is developed as Single Family Residential. Right-of-way comprises 24 percent, Institutional uses such as hospitals, churches, schools and government buildings comprises 21 percent, and Vacant comprises 13 percent of the existing land use. The remaining existing land use categories make up the last 16 percent.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

D. LOCATION OF DEVELOPMENT

Both US 17 and State Road (SR) 70 traverse the City of Arcadia. Most of the US 17 corridor that bisects the City is developed with commercial and industrial uses. Developable vacant land consists of existing, scattered lots within all areas of the City. The SR 70 corridor within the City is also nearly built out.



The railroad line traverses the southern and western portions of the City. A small amount of industrial land uses are located along the railroad while the majority of land uses lining the railroad are residential.

Arcadia began as a small settlement on the east bank of the Peace River. As the County seat and the only incorporated area in DeSoto County, Arcadia is the economic and political center of Desoto County. Arcadia has a historic central business district located on Oak Street, which contains a number of retail and service oriented establishments. The business district has been the heart of Arcadia’s town center for over 100 years. Both the City Hall and the Desoto County Courthouse are located on Oak Street. Arcadia’s town center has been weakened by the commercial activity locating on the periphery of the City. However, it remains the governmental and banking center of Desoto County.



Southeast Arcadia is nearly built out. A few vacant parcels exist scattered throughout the area with the opportunity for infill development. All public facilities are available. The eastern area of the City includes commercial enterprises along SR 70. The northern area of the City consists of mixed public, commercial, and residential development, much of it in the historical area of the City. The western fringe, along US Highway 17 is mostly commercial, while the southern portion of the quadrant contains commercial development, smaller-lot residential development, mobile homes, and park and recreation facilities.





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**2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE**

At the time of this report, the City was in the process of annexing an industrial site and the City-owned golf course directly north of the City limits on the east side of US 17. The City will be looking at possible annexations to the north and south of the City. One such potential annexation is the City-owned airport located south of the City limits within unincorporated DeSoto County.

**Map 3A – City of Arcadia – Future Land Use Map** shows the Future Land Use designations of the City of Arcadia.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

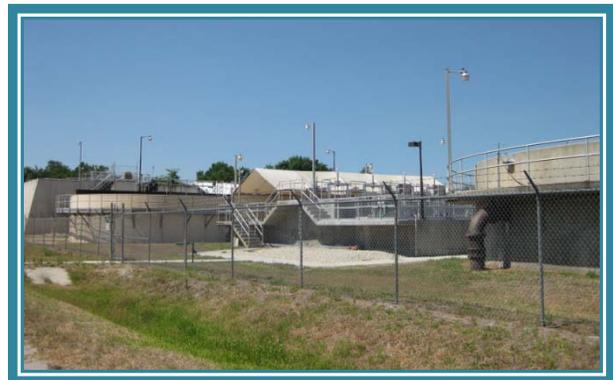
E. DEMANDS OF GROWTH ON INFRASTRUCTURE (LEVELS OF SERVICE)

Evaluation of Level of Service Standards

A level of service for each of Arcadia’s services and facilities was adopted in applicable Elements of the Comprehensive Plan, in addition to the repetition of these standards under Objective 2, Policy 2.1 of the Capital Improvements Element. The adopted levels of service are shown in Table 2–E1 along with information about the existing levels of service.

Sanitary Sewer

The City of Arcadia provides system-wide sanitary service to its residents through the operation of one wastewater treatment facility with a treatment capacity of 4 million gallons per day (MGD). Average daily flow of wastewater to the plant is 588,000 gallons per day (GPD), or approximately 15 percent of treatment capacity. With a population of 6,627, the City is processing 89 gallons per person per day (GPCD), which is below the adopted level of service of 171 GPCD.



The FY 2008 – FY 2013 Capital Improvements Plan includes no sewer improvement projects (See Appendix B).

Potable Water

The City of Arcadia maintains a municipal water system that provides potable water to residents within the City limits. The City operates one water treatment plant with a design capacity to treat and distribute 3.0 million gallons of water per day (MGD) and an actual well supply capacity of 1.4 MGD. Current demand is 890,000 gallons per day, or 64 percent of actual well supply capacity or 29 percent of design capacity.





## 2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

The potable water level of service adopted in the Arcadia Comprehensive Plan is 102 GPCD or 160 gallons per capita peak daily flow. The current average per capita per day demand is 134.3 GPCD (**Table 2 – E1**), which means that the level of service has been exceeded. This figure is based on the 2008 population of 6,627 people.

A total of \$1.2 million is budgeted for potable water projects in the City's Five-Year Capital Improvements Plan for Fiscal Years 2008/09 to 2012/13. This figure includes phase II of the installation of new valves system wide to facilitate water distribution. This project is funded by the Federal Emergency Management Agency (FEMA).

The City is working to coordinate with DeSoto County in looping the City and County water systems to provide for improved water quality and reduction in water usage.

### **Solid Waste**

The City of Arcadia collects solid waste for its residents. The tonnage collected equates to 2.23 pounds per person per day, which is below the City's adopted level of service standard of 4.8 pounds per day per person, per the Infrastructure Element.

The City operates 3 garbage trucks to transport solid waste collected in Arcadia to the DeSoto County Landfill. Capacity is planned by DeSoto County for the unincorporated areas and Arcadia.

### **Drainage**

The drainage pattern within Arcadia consists of curbs, gutters, and underground storm drains. Stormwater in Arcadia naturally drains into the Peace River, as the City is located in the Peace River Drainage Basin.

In meeting concurrency, new development is required to meet Southwest Florida Water Management District standards to retain stormwater runoff, generally at a rate not exceeding that of pre-development.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

**Parks and Recreation**

The City of Arcadia maintains seventeen public recreation sites, consisting of parks, ball fields, tennis courts, and 2 meeting halls. The City also owns and maintains a golf course just north of the City limits within DeSoto County. For the purposes of this Report, the golf course is not included in the total recreation facilities for the purposes of the Level of Service (LOS) standard analysis. A list of facilities and their amenities is included in **Appendix C** of this Report.



The City has a total of 106.70 acres of recreation and park facilities. The largest facility, which is 36 acres in size, is the Speer Recreation Complex, which consists of four lighted tennis courts, basketball goal, two baseball fields, a recreation center, and a community park. The total of 106.7 acres of recreation is provided, which is equivalent to 16 acres per 1,000 residents. The adopted level of service for recreation of 4 acres per 1,000 residents is being met.

**Roads**

The Arcadia Traffic Circulation Element establishes level of service standards for the roadways identified **Table 2-E2**. The major north-south roadway through Arcadia is US Highway 17. State Road (SR) 70 is the major east-west road. Both are designated as part of the Florida Interstate Highway System and on the Strategic Intermodal System (SIS). For local roadways not on the SIS, no traffic data has been collected to be able to evaluate current operating conditions.



Select segments of US Highway 17 and SR 70 currently operate at LOS "D", which is below their adopted LOS "C", as shown in **Table 2-E2**. There may be a conflict in the City standard that is shown in this table and the established FDOT standard. This should be addressed in the City's EAR-based Comprehensive Plan amendments. Traffic counts for County roads on the concurrency monitoring system need to be secured. This also needs to be addressed in the City's EAR-based Comprehensive Plan amendments.



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**2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE**

Minimal future population growth – the population of Arcadia has grown only 2.1 percent since 1990 when the first Comprehensive Plan was prepared - indicates that increase in the City’s population alone has minimal impact on LOS. Increased traffic volumes that impact LOS are more a function of regional growth. Therefore, the City must work closely with the FDOT, with DeSoto County, and with developers (e.g., through proportionate share) to ensure that LOS is not exceeded as a result of planned development projects.



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

**TABLE 2 – E1  
LEVEL OF SERVICE CONDITIONS**

<b>TABLE 2 – E1 City of Arcadia Comprehensive Plan Evaluation and Appraisal Report Level of Service Analysis (2008); 2008 Population estimate = 6,627 (BEBR)</b>			
<b>Facility</b>	<b>Adopted Level of Service (LOS)</b>	<b>Current LOS</b>	<b>Deficiencies/Notes</b>
Sanitary Sewer	171 gallons per capita per day (GPCD)	<u>88.7 GPCD</u> (588,000 GPD/6,627 persons)	None
Potable Water	102 gallons avg. <u>per capita per day</u> (GPCD); 160 gallons per capita peak daily flow	<u>134.3 GPCD</u> (890,000 GPD / 6,627 persons)	LOS exceeded
Solid Waste	4.8 lbs. per <u>person per day</u>	<u>2.6 lbs. per person per day</u> (15,000 lbs/day / 6,627 persons)	No deficiencies. The City operates 3 garbage trucks.
Drainage	Stormwater management facilities (for new development) designed for a 24-hour, 25-year storm event. For existing development, an interim LOS to manage the 10-year 60 minute storm event	LOS will be attained based on each new development site complying with standards as permitted by SWFWMD. No data available to evaluate LOS of existing development.	
Roads (Peak hour/peak season): Principal Arterials = LOS C Minor Arterials = LOS D All other roadways = LOS D		<b>SEE TABLE 2 – E2 LOS ANALYSIS BY ROADWAY FACILITY</b>	
Recreation and Open Space	4 acres per 1,000 persons	<u>16 acres/1,000 residents</u> (106.7 acres/6,627 persons)	No deficiencies
Public Schools	Arcadia has not yet adopted LOS standards for school facilities.	Arcadia is working with the Desoto County School Board to address capacity and concurrency measures.	



2. CHANGES IN POPULATION, LAND AREA, AND LEVELS OF SERVICE

**TABLE 2 – E2**  
**City of Arcadia**  
**Roadway Level of Service Analysis, 2008**

Data source: Florida DOT

Road Segment	From	To	Functional Classification (Comp Plan)	City LOS Standard	FDOT LOS Standard	Peak Hour LOS 2008	2008 Peak Hour Two Volume	2008 Peak Hour Two Capacity
US 17	South End of One-Way Pair	South City Limits	Principal Arterial	C	C	C	1,045	1,430
US 17 Northbound	Heard Street	North end of One-Way Pair	Principal Arterial	C	C	C	704	1,410
US 17 Southbound	North end of One-Way Pair	Heard Street	Principal Arterial	C	C	C	651	2,190
US 17	North End of One-Way Pair	North City Limits	Principal Arterial	C	C	A	862	4,190
SR 70	Peace River bridge	West of End of One-Way Pair	Principal Arterial	C	C	A	1,299	4,190
SR 70 Eastbound	Yulee Avenue	Roger Avenue	Principal Arterial	C	C	B	820	1,890
SR 70 Westbound	Roger Avenue	Yulee Avenue	Principal Arterial	C	C	B	803	1,890
SR 70	East of End of One-Way Pair	East City Limits	Principal Arterial	C	C	D*	1,703	1,700

\* Only the segment from 12<sup>th</sup> Avenue to East of Turner Avenue is over capacity.

**Level of service (LOS) description** – A quantitative stratification of the *quality of service* of the roadway facilities into six letter grade levels with “A” describing the most free-flowing traffic conditions and with “F” describing the most congested traffic conditions. Time delay and very slow speeds are predictors of failing LOS on a particular roadway.



### 3. MAJOR ISSUES IDENTIFICATION

#### A. LIST OF MAJOR ISSUES

##### ISSUE 1: NATURAL RESOURCES

- Assess provisions of the Comprehensive Plan with regard to ensuring the protection of the Peace River.

##### ISSUE 2: DOWNTOWN REDEVELOPMENT / ECONOMIC DEVELOPMENT

- Evaluate the effectiveness of the Comprehensive Plan in promoting economic development, recognizing that the City of Arcadia is located within the designated South Central Rural Area of Critical Economic Concern. Assess whether provisions of the Comprehensive Plan have been successful in directing redevelopment strategies.
- Evaluate the Comprehensive Plan to ensure that the goals, objectives, and policies encourage the preservation of structures and sites that are of historic significance to the City.

##### ISSUE 3: INTERGOVERNMENTAL COORDINATION

- In an effort to improve growth management, identify opportunities to increase cooperation and collaboration between the City and County (i.e. service area agreements, joint planning agreements, interlocal agreements).

##### ISSUE 4: HOUSING / HISTORIC PRESERVATION

- Evaluate the effectiveness of the City's Comprehensive Plan in promoting a variety of housing types including condominiums, garden apartments, single family subdivisions, as well as quality affordable housing.
- Evaluate the Future Land Use Element to determine if changes are needed to the Future Land Use Categories (i.e., mixed use developments in the downtown district; gateway type development at entrances into the City; commercial nodes at major intersections).



3. MAJOR ISSUES IDENTIFICATION

B. MAJOR ISSUES MATRIX

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
<p><b>ISSUE 1: NATURAL RESOURCES</b></p> <p>Assess provisions of the Comprehensive Plan with regard to ensuring the protection of the Peace River.</p>		
<p>Conservation Element</p>	<p>Policy 2.4: Arcadia will monitor effluent discharge from the municipal wastewater plant to determine compliance/non-compliance with standards of the Florida Department of Environmental Regulation. The City shall follow up on its monitoring program, as its fiscal resources permit, to eliminate point.</p>	<p>The City continues to implement this policy and conducts continuous monitoring.</p>
	<p>Policy 2.5: Arcadia shall conserve, use and protect the Peace River through enforcement of land development regulations, including zoning, site plan review, buffer zone, and stormwater treatment regulations.</p>	<p>This policy is being implemented. The City Future Land Use designations of Conservation and Recreation and Open Space border much of the Peace River. The Land Development Code and Water Management District require post-development stormwater policies as well.</p>
	<p>Policy 4.3: Arcadia shall conserve, use and protect its floodplains and the Peace River fishery through enforcement of land development regulations, including zoning, site plan review, buffer zone, and stormwater treatment regulations.</p>	<p>This policy is being implemented through Future Land Use designations along the River as well as through Water Management District Requirements. Additional policies should be provided in the Land Development Code to guide development.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
Future Land Use Element	<p>Policy 1.11:            The Conservation designation shall protect natural resources. If appropriate, passive recreation uses are permissible in designated Conservation areas and provided that all requirements of Policy 3.1 of the Conservation Element are met. No development shall be permitted in areas designated as Conservation, except structures required to serve that designation. Such structures may include boardwalks, information areas, or other related structures. This category also permits recreational vehicles (RVs) at a density up to 10 units per acre. However, RVs are prohibited in wetlands, but are allowed in the 100-year floodplain on a temporary campsite basis. As a result, tie downs and impervious surfaces of any kind are prohibited when associated with RV uses.</p>	<p>This policy should be maintained. The City has been successful in providing the Conservation land use along portions of the Peace River.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
<p><b>ISSUE 2: DOWNTOWN REDEVELOPMENT / ECONOMIC DEVELOPMENT</b></p> <p>Evaluate the effectiveness of the Comprehensive Plan in promoting economic development, recognizing that the City of Arcadia is located within the designated South Central Rural Area of Critical Economic Concern. Assess whether provisions of the Comprehensive Plan have been successful in directing redevelopment strategies.</p>		
	<p>Policy 1.6: The Business designation shall meet Arcadia's demand for retail goods and services, and shall promote efficient use of infrastructure. Arcadia shall direct commercial development to areas which are well integrated with transportation facilities and surrounding land uses. Residential uses, such as above-ground-floor apartments, are permissible, provided that they are compatible and appropriately integrated with the surrounding area. The floor area ratio in the Business designation shall not exceed 3.0.</p>	<p>This policy is being implemented by the City. The City may consider creating a historic overlay in the Downtown District to continue to preserve the historic structures while promoting economic development.</p>
	<p>Policy 1.7: The Mixed Use Business designation provides for residential and business uses. Development of Mixed Use Business districts shall be subject to the following guidelines:</p> <p>a. Mixed Use Business districts shall be immediately adjacent to arterials or collectors, or provide a transition from a higher to a lesser density or intensity of use;</p>	<p>The City may consider implementing this land use within the Downtown District to promote a greater mix of residential and commercial and office uses. This issue should be visited at the time of the EAR-based amendments in the evaluation of Future Land Use designations.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
	<p>b. Land uses shall be appropriately buffered within the Mixed Use Business district, and the district shall be appropriately buffered from adjacent land uses;</p> <p>c. Mixed Use Business district development shall require a site plan, including a compatibility analysis of adjacent uses;</p> <p>d. Planned Unit Development and clustering are permissible techniques for the development of Mixed Use Business districts and are encouraged;</p> <p>e. Subject to compatibility criteria and site plan review, all uses permitted in the Business Future Land Use category are permissible.</p> <p>f. Business land uses shall not exceed 25 percent of the total site;</p> <p>g. Residential development may not exceed 14 units per gross acre;</p> <p>h. A minimum of 10 percent of the total site shall consist of open space and/or passive recreation uses. [9J-5.006(3)(c)7]</p>	



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
	<p>Policy 1.12:            A Residential, Professional and Business (Mixed Land Use) Overlay district shall be included in the Residential land use designations along Hickory and Magnolia Streets. The purpose of this Overlay district is to preserve and protect the historic housing stock and character of this section of Arcadia, while recognizing the commercial value of these properties. Low intensity professional and retail establishments and above-ground-floor apartments are permissible within residential structures in the Residential, Professional and Business Overlay. In this overlay district, at least 50 percent of total uses in the residential areas shall be residential uses. Residential or Business uses in this Overlay district may not exceed the intensity or density of use as established in the underlying future land use category.</p>	<p>This policy has been effective in preserving many historic structures along Hickory and Magnolia Streets, however, there have been requests to amend the land uses in these areas to remove the RPB overlay so as to allow for more intense uses than allowed within the RPB overlay. This issue should be visited at the time of the EAR-based amendments to evaluate the land uses within the City.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
<p><b>ISSUE 3: INTERGOVERNMENTAL COORDINATION</b></p> <p>In an effort to improve growth management, identify opportunities to increase cooperation and collaboration between the City and County (i.e. service area agreements, joint planning agreements, interlocal agreements).</p>		
Intergovernmental Coordination	<p>Objective 1: Arcadia shall ensure that its comprehensive plan is coordinated with the comprehensive plans of the DeSoto County School Board, DeSoto County, and the Central Florida Regional Planning Council in order to ensure consistency between the plans, and in order to plan and provide for adequate public facilities. This process will be in place by August 1, 1992.</p>	<p>The City currently implements this policy; however the policy should be updated. The City is currently working with the DeSoto County School Board and DeSoto County to update the Interlocal Agreement for School Concurrency and to adopt a Public School Facilities Element.</p>
	<p>Policy 1.2: Arcadia shall work with the DeSoto County School Board in the location of new schools and related facilities. Respective comprehensive and facility plans shall be reviewed to assist in the determination of suitable locations for new schools and related facilities.</p>	<p>The City currently has an interlocal agreement with DeSoto County and the DeSoto County School Board to implement this policy. The interlocal agreement is currently being updated.</p>
	<p>Policy 1.3: Arcadia shall coordinate with the Central Florida Regional Planning Council in the implementation of those policies included in the Comprehensive Regional Policy Plan that require intergovernmental coordination.</p>	<p>The City implements this policy.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
<p><b>ISSUE 4: HOUSING / HISTORIC PRESERVATION</b></p> <p>Evaluate the effectiveness of the City’s Comprehensive Plan in promoting a variety of housing types including condominiums, garden apartments, single family subdivisions, as well as quality affordable housing. Evaluate the Comprehensive Plan to ensure that the goals, objectives and policies encourage the preservation of structures and sites that are of historic significance to the City.</p>		
Housing Element	<p>Objective 5: Beginning August 1, 1991, conservation, rehabilitation or demolition of housing will be ensured through state or federally-assisted housing and community development programs, technical assistance, and interagency coordination to provide decent, safe and sanitary housing.</p>	<p>The City currently implements this policy. A number of housing projects have been constructed through the use of CDBG funds. This policy should be updated.</p>
	<p>Policy 6.1: A Housing Task Force, or similar advisory body, will assist the City in ensuring the timely initiation and execution of the programs/activities set forth in the Housing Element by monitoring, and reporting annually to City Council, the progress towards the implementation of such programs.</p>	<p>The City has a Housing Authority.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
Future Land Use Element	<p>Objective 6: Beginning August 1, 1991, Arcadia shall adopt and enforce standards and programs that protect natural and historic resources. Natural resources shall be protected by the regulation of land use in proximity to public supply potable water wellfields and other environmentally sensitive lands, such as flood plains and wetlands; by the management of stormwater runoff and drainage; and by the regulation of development activities which may be sources of air pollution.</p>	<p>This policy should be updated. The City has policies to limit development in wetland and floodprone areas.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
	<p>Policy 6.4:  Criteria for local designation of sites or structures of historical or archeological significance will be included in the City's land development regulations, to be adopted by August 1, 1991. Local designation shall be by City Council, and shall require affirmative votes of four or more City Council members. Demolition or alteration of locally-designated sites or structures may be approved only by the affirmative vote of four or more City Council members. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the City, but is an additional safeguard to protect structures and sites designated by City Council as historically or archaeologically significant.</p>	<p>The policy should be maintained but needs to be updated. The City should consider a historic overlay within its Downtown District.</p>
	<p>Objective 7:  By August 1, 1991, Arcadia shall permit innovative development techniques such as planned unit developments, cluster developments, density bonuses, on-site traffic control, and limitations of driveway and road access to arterial and collector highways. The City's land development regulations shall set forth the process(es), conditions and criteria for utilizing such development techniques.</p>	<p>The City currently implements a number of these initiatives; however, the Comprehensive Plan and Land Development Code should be revised to provide clarity in administering these policies.</p>



3. MAJOR ISSUES IDENTIFICATION

PLAN ELEMENT	OBJECTIVES/POLICIES PERTAINING TO ISSUES	ASSESSMENT & RECOMMENDATIONS (IMPACTS, CHANGES, AND REQUIRED ACTIONS)
	<p>Policy 7.1: Arcadia shall include incentives, such as density bonuses, in its land development regulations to encourage the provision of affordable housing.</p>	<p>This policy should be further evaluated in the EAR-amendment process. More definitive policies would further detail density bonuses with regard to allowing for a more dense Future Land Use designation.</p>



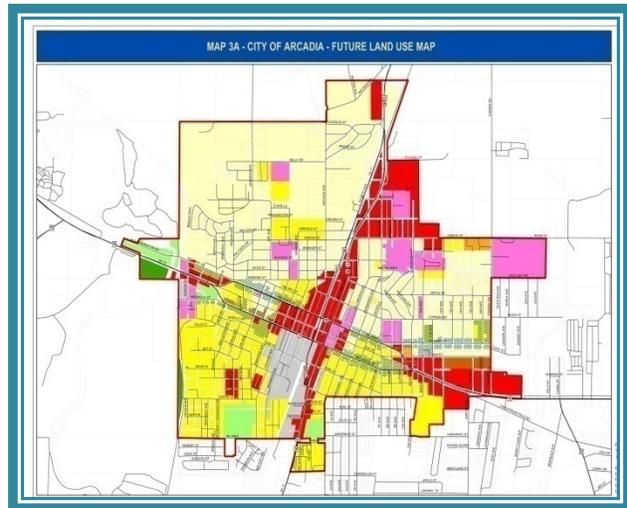
4. PLAN ELEMENT REVIEW

The following is a brief assessment of the successes and shortcomings related to each Element of the Comprehensive Plan for the City of Arcadia.

**A. FUTURE LAND USE ELEMENT**

**Overview**

The purpose of the Future Land Use Element is to provide the City with goals, objectives, and policies to guide future development, ensure economic prosperity, and a high quality of life for residents, visitors, and business operators. The City strives to support economic development, neighborhood protection, and environmental conservation. This Element is a guide for future development and redevelopment within the City of Arcadia. It designates the general distribution, location, and extent of uses of land, such as:



a). **Low Density Residential:**

- Allows for up to 6 dwelling units per acre for single family, detached homes.

b). **Medium and High Density Residential:**

- Allows for up to 14 to 30 units per acre. Permitted uses include apartments, duplexes, condominiums, mobile homes, and recreational vehicle parks.

d). **Business:**

- Allows for office, retail, automotive, wholesale, retail goods, and services. Residential uses such as above ground floor apartments are allowed provided that they are compatible and appropriately integrated with the surrounding area. The maximum Floor Area Ratio is 3.0.

e). **Mixed Use Business:**

- Allows for residential development of up to 14 dwelling units per acre, retail commercial, professional offices, and public facilities. Multiple uses may be placed on a single development site. Business land uses may not exceed 25 percent of the total site.



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**4. PLAN ELEMENT REVIEW**

**f). Industrial:**

- Allows for large-scale manufacturing or processing activities, manufacturing, and warehousing activities. The maximum Floor Area Ratio is 1.0.

**g). Public Building and Grounds:**

- Allows for schools, government buildings, fire stations, and other public properties. The maximum allowable floor area ratio is 2.0.

**h). Recreation and Open Space:**

- Provides for passive and active recreational and open space land uses. It allows for public and private lands utilized as recreation or open space that is accessible to the general public.

**i). Conservation:**

- Provides for passive recreation uses as well as recreational vehicles at a density of up to 10 units per acre.

**j). Residential Professional and Business (Mixed Use) Overlay District:**

- Provides for the preservation and protection of the historic housing stock and character in the Residential future land use designations along Hickory and Magnolia Streets, while recognizing the commercial value of these properties. Low intensity professional and retail establishments and above-ground-floor apartments are permissible within residential structures in the Residential, Professional, and Business Overlay.

**Long Term Recovery Plan**

The City sustained significant damage in 2004 as it was directly impacted by Hurricanes Charlie, Francis, and Jeanne. Arcadia remains in the process of recovery from these storms at the time of this Report.



#### 4. PLAN ELEMENT REVIEW

In December of 2004, a team of experts with assistance from the U.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA) helped the City of Arcadia and DeSoto County develop a Long Term Recovery Plan in response to the devastation that occurred during hurricanes. FEMA helped put together a Long Term Recovery Plan as a guide for rebuilding. The various projects and recommendations for recovery contained in the Long Term Recover Plan are based on a highly intensive eight-week process that took place after Hurricane Charley devastated the City and DeSoto County. It involved a multitude of meetings with the public and the Long-Term Recovery Office to collect ideas on how to rebuild Arcadia and DeSoto County. Nearly 250 comment sheets provided an invaluable source of feedback used to refine and prioritize projects. The recommendations from the plan are incorporated in the EAR report since they are key components to help direct growth and the rebuilding efforts for Arcadia.

#### Community Redevelopment Area

The City of Arcadia has a challenge of competing with other counties and the rest of the state in attracting industry, commercial, retail, well-paying jobs, and overall economic health. In order to bring forth economic development and reinvestment, the City is considering creating a Community Redevelopment Area (CRA). The CRA will give the City an opportunity to define an area in need of development and redevelopment to eliminate blight and to appoint a Community Redevelopment Agency to devise and recommend a plan for redevelopment of the area. The CRA can assist the City in revitalizing and encouraging redevelopment of the store fronts in its central business district. It can also assist in securing major retailers and restaurant chains so that residents who live in Arcadia can benefit from a variety of shopping options.

#### Annexations

Since 2001, the City of Arcadia has annexed approximately 50 acres of land. In 2001, the City consisted of 2,545 acres of land. By 2008, there were approximately 2,595 acres within the City. A map showing the annexations is provided as **Map 2 – City of Arcadia – Annexation Map**.

#### Developable Future Land Uses

A total of 355.01 acres inside the City are currently vacant and developable, which represents approximately 14 percent of the City's total land area. With 47 percent, 25 percent, and 18 percent of the developable land respectively, the Low Density Residential, Medium Density Residential, and Business Classifications comprise the vast majority of the developable land. The remaining 11 percent of the developable lands are split between the other Future Land Use designations as shown in **Table 2-C2 in Section 2-B**.



#### 4. PLAN ELEMENT REVIEW

##### Existing Land Uses

The majority of the land in Arcadia, approximately 28 percent, has an existing land use of Single Family Residential. Right-of-way comprises 24 percent, Institutional uses (hospitals, churches, schools, government facilities) comprise 21 percent, and Vacant land comprises 13 percent of the existing land use. The remaining existing land use categories make up the last 16 percent.

##### Successes and Shortcomings

The City of Arcadia has been successful in implementing the various objectives and policies established in the Future Land Use Element, in order to direct and control growth. The Element has protected existing and planned neighborhoods, promoted recreational and open space development, and directed commercial and industrial development to appropriate locations within the municipality.

To date, the current land use classifications have been successful in guiding and directing growth. As the housing market bounces back, the City may notice a greater interest from developers and modifications to the Future Land Use Element may be necessary.

In an effort to promote economic development, the City should include objectives and policies to promote business and business development expansion through partnerships among State, Regional, and local economic development organizations.

##### Recommendations

Regarding EAR-based amendments, the City should consider making these amendments:

- Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the Element to improve future measurability.
- Amend the Future Land Use Map series and the environmental map series (wetlands, floodplains, soils, and habitat) to include newly annexed lands.
- Evaluate the Future Land Use categories for additions, deletions, and/or adjustments to provide a better range of use categories for residential and commercial uses and for the promotion of economic development.
- Amend the Future Land Use Map series to depict energy conservation and greenhouse gas reduction strategies. Ch. 2008-191, LOF.



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**4. PLAN ELEMENT REVIEW**

- Amend the Future Land Use Element to include policies to support the Community Redevelopment Agency that will provide for business expansion and economic development.
- Revise the Conservation and the Recreation and Open Space Land Use categories to recognize the Peace River as an environmentally sensitive area.
- Evaluate Policy 7.1 of the Future Land Use Element with regard to density bonuses for affordable housing. More definitive policies would further detail density bonuses with regard to allowing for a more dense Future Land Use designation.
- Consider a development overlay district for the southwest area of the City to promote revitalization and redevelopment.
- Amend the Future Land Use Element to promote business and business development expansion through partnerships among State, Regional, and local economic development organizations.
- Update policies to continue to promote the preservation of historic structures while encouraging economic development.
- Consider adopting a historic designated overlay for the Arcadia Downtown District.



4. PLAN ELEMENT REVIEW

**B. HOUSING ELEMENT**

**Overview**

The Element provides a series of goals, objectives, and policies that provide direction and guidance to develop appropriate plans and policies to meet the City’s identified or projected housing needs. The goal of the Element is to plan for the adequate provision of decent, safe, affordable, and sanitary housing of appropriate type, size, location and cost with adequate supporting public facilities.



**Successes and Shortcomings**

Currently, housing needs are being met by the public and private sectors. A number of housing structures have been constructed within the City through the use of Community Development Block Grant dollars. It is important that the Housing Element helps to ensure that incentives are available for various types of development to occur and to assist the City in making sure the provision of public facilities and services are in place.



The City has residential land uses which allow for low density residential beginning at less than 6 units per acre to high density residential allowing 30 units per acre. Mixed use business allows single and multi-family residential, retail commercial, professional offices units per acre, and public facilities. Multiple uses may be placed on a single development site. Low intensity professional and retail establishments and above-ground-floor apartments are permissible within residential structures in the Residential, Professional, and Business Overlay classification.

The City has and will continue to work with residents and various funding agencies to increase the habitable conditions of its housing stock in order to rehabilitate existing sub-standard affordable housing and to maintain existing housing stock. The City has regularly





#### 4. PLAN ELEMENT REVIEW

applied for and been awarded Community Development Block Grants (CDBG) and Home Investment Partnership (HOME) funding for housing repairs. DeSoto County has awarded developers both State Housing Initiatives Partnership (SHIP) and HOME funding for the production of low income and mixed income rental units. The City should revise its Housing Element to ensure that the affordable housing objectives and policies apply throughout its corporate limits, not to only a specific area within the City to avoid the concentration of affordable housing units only in specific areas.

A Community Redevelopment Area (CRA) could be a useful mechanism for the City to achieve its goal of redevelopment and renewal of blighted areas. If a CRA is created, the Housing Element should be amended to support the City's Community Redevelopment Area plan. The City should promote infill development and redevelopment as an important tool to encourage affordable housing. Maintaining an updated existing land use map, which clearly identifies vacant parcels, would also support redevelopment efforts.

#### Recommendations

Regarding EAR-based amendments, the City should consider making these amendments:

- Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the Element to improve the future measurability.
- Add new objectives and policies to address Florida Statute 163.31776 (a-j), related to energy efficiency and energy conservation to include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources.
- Amend the Comprehensive Plan to provide policies to promote infill development and redevelopment as an important tool to encourage affordable housing and maintain a current existing land use map, which clearly identifies vacant parcels.
- Add new goals and supporting objectives and policies to reduce the cost of housing construction by eliminating unnecessary regulatory practices and to increase the quality and quantity of housing for farm workers.
- Amend the Housing Element to encourage cooperation with nonprofit groups and the private sector to improve the efficiency and expand the capacity of the housing delivery process.
- Provide additional policies encouraging the preservation of historic homes.



4. PLAN ELEMENT REVIEW

**C. RECREATION AND OPEN SPACE ELEMENT**

**Overview**

The purpose of the Recreation and Open Space Element is to ensure the provision and maintenance of sufficient recreational sites and facilities and open space to meet the leisure and aesthetic needs and desires of current and future residents of Arcadia.

**Successes and Shortcomings**

The City of Arcadia maintains seventeen public recreation sites. The Element establishes a Level of Service (LOS) standard for recreation and park facilities of 4 acres per 1,000 residents. This standard is far exceeded. The City currently has a little over 16 acres per 1,000 residents.

The City has a total of 106.70 acres of recreation and park facilities. The largest facility, which is 36 acres in size, is the Speer Recreation Complex, which consists of four lighted tennis courts, basketball goal, two baseball fields, a recreation center, and a community park.

The table in **Appendix C** presents an inventory of Arcadia’s recreation facilities by location, type, designation, and size and the location of park facilities are shown on **Map 5 – City of Arcadia – Recreational Facilities Map**. Because the City is operating above the level of service for parks, there is no need for additional parks at this time to meet level of service requirements.





#### 4. PLAN ELEMENT REVIEW

##### **Recommendations**

Regarding EAR-based amendments, the City should consider making these minor amendments:

- Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the element to improve the future measurability.



4. PLAN ELEMENT REVIEW

**D. CONSERVATION ELEMENT**

**Overview**

The purpose of the Conservation Element is to ensure that the natural resources of the City of Arcadia are conserved, protected, and used for the benefit of its citizens. The appropriate management of surface water, groundwater, and habitat areas is stressed in the Element. It provides guidelines for current and future governmental programs, and decisions related to the protection and enhancement of the municipality’s natural environment to ensure these resources remain an asset that enhances the quality of life of all existing and future inhabitants of Arcadia.

**Successes and Shortcomings**

Arcadia is situated on the Peace River. The Peace River is one of Florida’s most historic and scenic rivers and most popular designated State Canoe Trail. The River provides opportunities for canoeing, kayaking, boating, swimming, fossil hunting, hiking, freshwater and saltwater fishing, and wildlife observation.



To protect the Peace River from adverse effects of development, the City has designated much of the Peace River in the 100-year Floodplain as Conservation and Recreation/Open Space on the City’s Future Land Use Map. Other protection measures include minimal floor elevations for construction and assurances that no development in a floodplain will alter the function of the floodplain or cause any degradation of the Peace River.

Much of the immediate vicinity of the Peace River is designated as a conservation area on the Future Land Use Map. No development, except that which supports the designation, is permissible near this area. Other land in the vicinity of the Peace River is designated as Recreation/Open Space. This designation also prohibits development other than that associated with recreation, similar to the development permissible in the Conservation Future Land Use designation.

Through additional policies in the Conservation Element, the City can further improve and promote the conservation of environmental lands and aesthetic qualities while allowing new development.



#### 4. PLAN ELEMENT REVIEW

As part of the 10-Year Water Supply Facilities Work Plan, the City will amend the Conservation Element to set policies and objectives to reinforce water conservation and reduce residential water use to include: regulation measures, educational measures, and/or operational measures. Water conservation measures are an essential aspect of planning and managing Arcadia's water resources.

#### Recommendations

Regarding EAR-based amendments, the City should consider making these amendments:

- Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the element to improve the future measurability.
- Add new objectives and policies to address Florida Statute 163.31776 (a-j), related to energy efficiency and energy conservation. The City shall also amend the Land Development Code to address energy efficiency and energy conservation.
- Consider updating all maps as annexations occur, including the Wetlands, Floodplains, Soils and Surface Minerals Maps and maintain maps showing environmentally sensitive lands.
- Amend the Conservation Element to support the 10-Year Water Supply Facilities Work Plan.



4. PLAN ELEMENT REVIEW

**E. TRAFFIC CIRCULATION ELEMENT**

**Overview**

The Traffic Circulation Element provides for a safe, efficient, and cost-effective traffic circulation system for the residents of the City of Arcadia. The Element establishes the roadway levels of service and emphasizes safety.

**Successes and Shortcomings**

An analysis of the traffic circulation network in Arcadia indicates that all state, county, and local roads are currently operating well within their level of service standards (LOS).

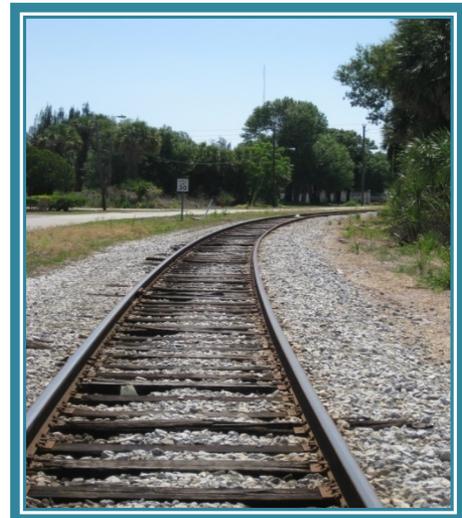
Arcadia is located within District One of the Florida Department of Transportation (FDOT). No Level of service deficiencies are currently noted on Arcadia’s roadway system. The City should continue to work with the Florida Department of Transportation to ensure that the City is not unfairly burdened by a state-wide traffic circulation network that greatly benefits but also impacts Arcadia.

While a few streets within the City operate as collector roads, the majority of roads in the City are local roads. There is currently no level of service deficiency for the traffic network in Arcadia.

The City of Arcadia has designated bicycle-ways, since heavy traffic is confined to US Highway 17 and SR 70; Arcadia’s local roads provide excellent bicycling opportunities. At this time, designated bicycle-ways are not needed in the City of Arcadia.

Arcadia has an extensive network of sidewalks as most of the City is linked by sidewalks. Arcadia’s Land Development Code requires that sidewalks be installed on both sides of the street zoned or intended for residential, business, commercial, or industrial development.

In an effort to ensure existing sidewalks are properly maintained, the City should include a policy to regularly inspect the condition of the existing sidewalks and prioritize sidewalk construction and repair on an ongoing basis. The City and County should coordinate with regard to sidewalk installation on certain roadways.





#### 4. PLAN ELEMENT REVIEW

Most of the concerns with levels of service in Arcadia are on the roads that are the responsibility of the Florida Department of Transportation (FDOT). As a priority, the City shall work with FDOT to protect, maintain, and improve existing transportation infrastructure with available transportation funds.

#### Recommendations

Regarding EAR-based amendments, the City should consider making these amendments:

- Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the Element to improve the future measurability.
- Add new objectives and policies to address Florida Statute 163.31776 (a-j), related to energy efficiency and energy conservation.
- Amend all level of service standards for consistency with the Florida Department of Transportation Strategic Intermodal System (SIS) and the Florida Intrastate Highway System (FIHS).
- Include a revised Future Transportation Map to identify the roadway network consistent with 9J-5.019. Update the Roadway Functional Classification Map to reflect any changes in functional classification and the agencies responsible for road maintenance.
- Continue to coordinate with FDOT to prioritize transportation needs for Arcadia.
- Include a revised Traffic Circulation Map as part of the Transportation Element.

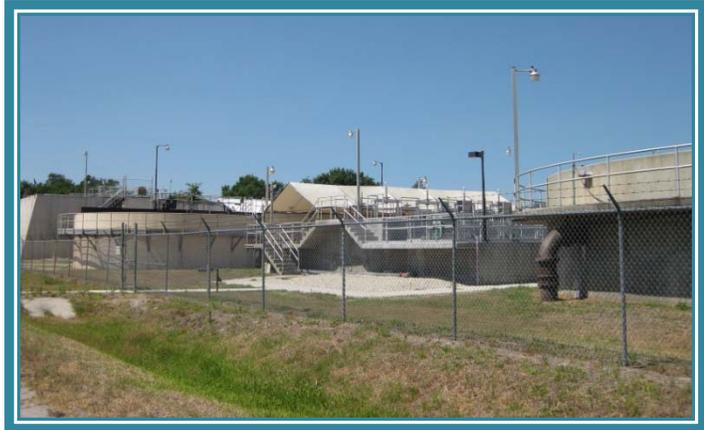


4. PLAN ELEMENT REVIEW

**F. SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUND WATER AQUIFER RECHARGE ELEMENT**

**Overview**

The goal of this Element is to provide adequate sanitary sewer, potable water, solid waste, and drainage facilities in a timely, orderly, and efficient manner. The Element establishes the means for maintaining these services and encourages ways to reduce demand on services. The Element also restricts development from occurring when the required public facilities are not in place to serve the development.



**Successes and Shortcomings**

The City has succeeded in achieving several goals established in the objectives and policies included in this Element of the Comprehensive Plan. The City of Arcadia is in the process of completing its Water Master Plan which will assist in the preparation of the State mandated 10-Year Water Supply Facilities Work Plan and related Comprehensive Plan amendments in accordance with Chapter 163, Florida Statutes.

**Recommendations**

Regarding EAR-based amendments, the City should consider making these amendments:

- Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the element to improve the future measurability.
- The level of service standard for water should be revisited to determine if it should be increased due to the City's demand.
- Amend this Element to support the 10 Year Water Supply Facilities Work Plan.



#### 4. PLAN ELEMENT REVIEW

### **G. INTERGOVERNMENTAL COORDINATION ELEMENT**

#### **Overview**

The purpose of the Intergovernmental Coordination Element is to improve the cooperation among all pertinent public and private entities to ensure efficient and effective use of resources. The City of Arcadia focuses on coordination efforts with the following local, regional, and state government agencies and entities in order to address schools, planning, housing, transportation, flooding, and quality of life issues:



- DeSoto County
- DeSoto County School Board
- Central Florida Regional Planning Council (CFRPC)
- Southwest Florida Water Management District (SWFWMD)
- Florida Department of Community Affairs (DCA)
- Florida Department of Transportation (FDOT)

#### **Successes and Shortcomings**

The City of Arcadia is currently coordinating with the DeSoto County School Board and DeSoto County to update the Interlocal Agreement for School Concurrency and to adopt a Public School Facilities Element. The City is continuing to work to coordinate with the County with regard to looping the City and County water systems as well as to provide for areas of joint planning along the outside boundaries of the City.

The Intergovernmental Coordination Element should be amended to include policies to coordinate with the DeSoto County Emergency Management Department to locate hurricane shelters and evacuation routes in the City and to determine hurricane shelter space availability and the effect of an increased evacuating population on evacuation clearance times and routes.

#### **Recommendations**

Regarding EAR-based amendments, the City should consider making these amendments:

- Update the milestones and the planning periods.



**4. PLAN ELEMENT REVIEW**

- Add a policy to provide for coordination with the Heartland 2060 Vision.
- Include policies to coordinate with the DeSoto County Emergency Management Department to locate hurricane shelters and evacuation routes in the City and to determine hurricane shelter space availability and the effect of an increased evacuating population on evacuation clearance times and routes.
- Consider adding policies to promote cooperative planning in adjacent areas of unincorporated DeSoto County.



4. PLAN ELEMENT REVIEW

**H. CAPITAL IMPROVEMENTS ELEMENT**

**Overview**

The purpose of this Element is to provide guidance for the allocation of funding of needed public services for the municipality’s current and projected population, which includes: Potable Water, Sanitary Sewer, Stormwater Drainage, Solid Waste, Parks and Recreation, and Transportation. It is accompanied by the annually updated Five-Year Schedule of Capital Improvements, which implements the goals, objectives, and policies of the Element and the Comprehensive Plan. The Capital Improvement Element establishes the framework that identifies the required capacity of capital improvements to serve existing and future development based on level of service (LOS) standards.



**Successes and Shortcomings**

The City has been effective in evaluating the need for public facility projects to maintain its adopted level of service standards, estimating the cost of these needed improvements for which local governments have a fiscal responsibility, analyzing the municipality’s capability to finance and construct these projects and programs, and scheduling the funding and construction for each of these improvements in a manner necessary to ensure they are provided in accordance with the Comprehensive Plan.

The City continues to implement its Concurrency Management System to ensure the adopted level of service standards for public facilities are met or exceeded, concurrent with the impacts of development. The projects incorporated into the Schedule of Capital Improvements are ranked for priority according to their relative need in order to meet the existing and projected deficiencies. The City continues to coordinate with various state agencies as well as the Southwest Florida Water Management District to ensure that water restriction procedures are followed by Arcadia residents.



#### 4. PLAN ELEMENT REVIEW

The annual CIE was adopted and approved by the Florida Department of Community Affairs on November 18, 2008 (See the **2008-2013 Five-Year Schedule of Capital Improvements** in **Appendix B**). The projects incorporated into the Schedule of Capital improvements continue to be ranked for priority according to their relative need in order to meet existing and projected deficiencies.

There are no existing deficiencies for the City and County-maintained roadways, wastewater, stormwater, solid waste, or recreation facilities during the EAR reporting period. The City is currently operating below adopted level of service standards for the provision of water.

The City of Arcadia will continue to apply for grants to fully fund or subsidize the capital and operating cost of different programs/projects which may be a challenge to complete if grant funding was not available. The City should make more efforts to secure grants or private funds whenever available to finance the provision of capital improvements as determined by the City Council. The following list includes grant programs and agencies that may be able to provide additional resources:

- ❖ Urban and Community Forestry Grant from the Florida Department of Agriculture and Consumer Services
- ❖ Land and Water Conservation Fund from the Department of Environmental Protection
- ❖ Boating Infrastructure Grant Program from the US Fish and Wildlife Service
- ❖ Florida Boating Improvement Program from the Florida Fish and Wildlife Conservation Council
- ❖ Florida Recreation Development Assistance Program (FRDAP) from the Department of Environmental Protection
- ❖ Community Facilities Grant Program through the US Department of Agriculture
- ❖ Community Development Block Grant Program
- ❖ Communities for a Lifetime Initiative by the Florida Department of Elder Affairs
- ❖ Rural Infrastructure Fund
- ❖ Historic Preservation Grants in Aid Program

#### Recommendations

Regarding EAR-based amendments, the City should consider making these amendments:

- Update and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the element to improve the future measurability.



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**4. PLAN ELEMENT REVIEW**

- Amend the Capital Improvements Element to include those projects planned for the next five-year planning timeframe and amend the schedule of capital improvements annually, including any new drainage, water system upgrades, and recreation projects.
- Amend the Capital Improvements Element Policy to eliminate the past date and provide for an annual update of the schedule of capital improvements.
- Amend the Capital Improvements Element Policy to require timing of facilities to be in place with the issuance of a building permit rather than a certificate of occupancy.
- Amend the Capital Improvements Element to list sources of grants and private funding that the City could apply for to help finance capital improvements.
- The level of service standard for water should be revisited to determine if it should be increased due to the City's demand.



5. SPECIAL TOPICS

A. RELEVANT CHANGES TO STATE COMPREHENSIVE PLAN AND FLORIDA STATUTES, CHAPTER 163, PART II.

This is the first Evaluation and Appraisal Report that the City of Arcadia has been required to prepare since the adoption of its Comprehensive Plan in 1991. The population of Arcadia was below the threshold above which jurisdictions were required to submit an EAR of their initially-adopted Comprehensive Plan. As required by Statute, the following is an evaluation of consistency with State Comprehensive Planning and Growth Management Statutes amended since 1991. [N/A = Not applicable.]

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
[Amendments 1 – 12 pre-dated the 7-24-91 adoption date of Dundee’s Plan]					
13	Clarified that the <b>procedures for approval</b> of the original plans also applied to <b>plan amendments</b> .	[Now: <b>163.3189(2)(a)</b> ]		None – Procedural Change	
14	Provided that the <b>local planning agency</b> should prepare plan amendments.	163.3174; 163.3164(13) [Now: <b>(14)</b> ] 163.3221(10) [Now: <b>(11)</b> ]		None – Procedural Change	
15	Added “ <b>spoil disposal sites</b> for maintenance dredging located in the intracoastal waterways, except for spoil disposal sites owned or used by ports” to the definition of “public facilities.”	163.3164(24)			N/A
16	Added requirement that <b>independent special districts</b> submit a public facilities report to the appropriate local government.	163.3177(6)(h)2 [Now: <b>163.3177(6)(h)3</b> ]		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
17	Extended “ <b>shield</b> ” against challenges to the portion of Rule 9J-5 that was adopted before October 1, 1986, from July 1, 1987 to April 1, 1993.	163.3177(10)(k)		None – Procedural Change	
18	Recognized the need for <b>innovative planning and development strategies</b> to address the anticipated continued urbanization of the coast and other environmentally sensitive areas.	163.3177(11)(a)-(c)		Future Land Use Element and Conservation Element	
	Stated that plans should allow <b>land use efficiencies</b> within existing urban areas, and should also allow for the conversion of rural lands to other uses.			Future Land Use Element	
	Provided that plans and land development regulations (LDRs) should <b>maximize the use of existing facilities and services through redevelopment, urban infill</b> , and other strategies for urban revitalization.			Future Land Use Element	
19	<b>Amended definition of “affected person”</b> to clarify that the affected person’s comments, recommendations, or objections have to be submitted to the local government after the transmittal hearing for the plan amendment and before the adoption of the amendment.	163.3184(1)(a)		Definitions	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
20	Required the local government to <b>include such materials as DCA specifies by rule</b> with each plan amendment transmittal.	163.3184(3)(b)		None – Procedural Change	
21	Gave the local government <b>120 days</b> , rather than 60 days, <b>after</b> receipt of the <b>objections, recommendations and comments to adopt or adopt with changes the plan or amendment</b> , and gives the local government 10 days, rather than 5 days, after adoption to transmit the adopted plan or amendment to the Department of Community Affairs. Also requires that a copy of the adopted plan or amendment be transmitted to the Regional Planning Council.	163.3184(7)(a)		None – Procedural Change	
22	Provided that the Secretary of the Department of Community Affairs, as well as a “senior administrator other than the Secretary” can <b>issue a notice of intent (NOI)</b> .	163.3184(8)(b)		None – Procedural Change	
23	Required that the <b>Division of Administrative Hearings hearing</b> must be held “in the county of and convenient to” the affected local jurisdiction.	163.3184(9)(b) and (10)(a)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
24	Provided that <b>new issues</b> cannot be raised concerning plan compliance more than 21 days after publication of the NOI.	163.3184(10)(a)		None – Procedural Change	
25	Added a <b>procedure for compliance agreements</b> .	163.3184(16)		None – Procedural Change	
26	<p>Changed the <b>requirements for small scale amendments</b>:</p> <ul style="list-style-type: none"> <li>Increased the geographic size from 5 to 10 acres of residential land use at a density of 10, rather than 5, units per acre; and for other land use, an increase from 3 to 10 acres. Also increased the annual total from 30 to 60 acres.</li> </ul>	163.3187(1)(c)		None – Procedural Change	
	<ul style="list-style-type: none"> <li>Allowed local governments to use a newspaper ad of less than a quarter-page in size.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Authorized the Department of Community Affairs to adopt rules establishing an alternative process for public notice for small scale amendments.</li> </ul>			None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>Provided that small scale amendments require only an adoption hearing.</li> </ul>			None – Procedural Change	
27	Provided that a <b>plan amendment required by a compliance agreement</b> may be approved without regard to the twice-per-year limitation on plan amendments.	163.3187(1)(e) <b>[Now: 163.3187(1)(d)]</b>		None – Procedural Change	
28	Stated that nothing in the statute prevented a local government from requiring a person requesting an amendment to pay the <b>cost of publication of notice</b> .	163.3187(5)		None – Procedural Change	
29	Created <b>an alternative process for amendment</b> of adopted comprehensive plans.	163.3189		None – Procedural Change	
30	Provided that the <b>first Evaluation &amp; Appraisal Report</b> is due 6 years after the adoption of the comprehensive plan and subsequent Evaluation & Appraisal Reports are due every 5 years thereafter.	163.3191(5) <b>[Now: 163.3191(13)]</b>		None – Procedural Change	
31	Amended the <b>Development Agreement Act</b> by providing: <ul style="list-style-type: none"> <li>Development agreements are not effective unless the comprehensive plan or plan amendments related to the agreement are found in compliance.</li> </ul>	163.3235 and 163.3239		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>Development agreements are not effective until properly recorded and until 30 days after received by the Department of Community Affairs.</li> </ul>			None – Procedural Change	
32	Amended the <b>intent</b> section to include that constitutionally protected <b>property rights</b> must be respected.	163.3161(9)		None – Statutory Change	
33	<b>Added definitions</b> for “coastal area”, “downtown revitalization”, “Urban redevelopment”, “urban infill”, “projects that promote public transportation”, and “existing urban service area”.	163.3164		Definitions	
34	Amended the scope of the Act to provide for the articulation of state, regional, and local <b>visions</b> of the future physical appearance and qualities of a community.	163.3167(11)		None – Procedural Change	
35	Amended the requirements for the <b>Housing Element</b> by: <ul style="list-style-type: none"> <li>Having the Element apply to the jurisdiction, rather than the area.</li> </ul>	163.3177(6)(f)1 and (f)2		None – Procedural Change	
	<ul style="list-style-type: none"> <li>Including very low-income housing in the types of housing to be considered.</li> </ul>			Housing Element	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>• Provided guidance that the creation or preservation of affordable housing should minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>• Required the Department of Community Affairs to prepare an affordable-housing <b>needs assessment</b> for all local jurisdictions, which will be used by each local government in preparing the Evaluation &amp; Appraisal Report and amendments, unless the Department of Community Affairs allows the local government to prepare its own needs assessment.</li> </ul>			None – Procedural Change	
36	<p>Amended the <b>Intergovernmental Coordination Element</b> by requiring it to include:</p> <ul style="list-style-type: none"> <li>• A process to determine if development proposals will have significant impacts on state or regional facilities.</li> </ul>	<p>163.3177(6)(h)1 and 2  <b>[Now: 163.3177(9)(h) 163.3177(6)(h)5]</b></p>		Intergovernmental Coordination Element	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A	
	<ul style="list-style-type: none"> <li>A process for mitigating extra-jurisdictional impacts in the jurisdiction in which they occur.</li> </ul>			Intergovernmental Coordination Element		
	<ul style="list-style-type: none"> <li>A dispute resolution process.</li> </ul>			Intergovernmental Coordination Element		
	<ul style="list-style-type: none"> <li>A process for modification of DRI development orders without loss of recognized development rights.</li> </ul>					N/A
	<ul style="list-style-type: none"> <li>Procedures to identify and implement joint planning areas.</li> </ul>				Intergovernmental Coordination Element	
	<ul style="list-style-type: none"> <li>Recognition of campus master plans.</li> </ul>				Intergovernmental Coordination Element	
	<ul style="list-style-type: none"> <li>Requiring each county, all municipalities within that county, the school board, and other service providers to enter into formal agreements, and include in their plans, joint processes for collaborative planning and decision making.</li> </ul>			Public School Facilities Interlocal Agreement (in process of update)		



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	Requiring the Department of Community Affairs to:			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Adopt rules to establish minimum criteria for the Intergovernmental Coordination Element.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Prepare a model Intergovernmental Coordination Element.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Establish a schedule for phased completion and transmittal of Intergovernmental Coordination Element plan amendments.</li> </ul>			None – Procedural Change	
37	Providing that <b>amendments to implement the Intergovernmental Coordination Element</b> must be adopted no later than December 31, 1997. <b>[Now: 1999]</b>	<b>[Now: 163.3177(6)(h)5]</b>		None – Procedural Change	
38	Requiring a <b>Transportation Element</b> for urbanized areas.	163.3177(6)(h) <b>[Now: 163.3177(6)(j)]</b>		Traffic Circulation Element	
39	Adding an <b>optional Hazard Mitigation/Post Disaster Redevelopment Element</b> for local governments that are not required to have a Coastal Management Element.	163.3177(7)(l)		Optional – City to Consider Adding This Section	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
40	Requiring the Department of Community Affairs to <b>consider land use compatibility</b> issues in the <b>vicinity of airports</b> .	163.3177(7)(l)		None – Procedural Change	
41	<b>Amended the Coastal Management Element</b> by:	163.3178(2)(h), (5)-(8)			N/A
	<ul style="list-style-type: none"> <li>Defining “high hazard coastal areas” as category I evacuation zones, and stated that mitigation and redevelopment policies are at the discretion of the local government.</li> </ul>				N/A
	<ul style="list-style-type: none"> <li>Affirming state commitment to deepwater ports, and required the Section 186.509 dispute resolution process to reconcile inconsistencies between port master plans and local comprehensive plans.</li> </ul>				N/A
	<ul style="list-style-type: none"> <li>Encouraging local governments to adopt countywide marina siting plans.</li> </ul>				N/A
	<ul style="list-style-type: none"> <li>Requiring coastal local governments to identify spoil disposal sites in the Future Land Use and Port Elements.</li> </ul>				N/A
	<ul style="list-style-type: none"> <li>Requiring each county to establish a process for identifying and prioritizing <b>coastal properties for state acquisition</b>.</li> </ul>				N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
42	Created a <b>new section for concurrency</b> which: <ul style="list-style-type: none"> <li>Provides concurrency on a statewide basis only for roads, sewers, solid waste, drainage, potable water, parks and recreation, and mass transit; a local government can extend concurrency to public schools if it first conducts a study to determine how the requirement would be met.</li> </ul>	163.3180		None – Procedural Change	
	Set timing standards for concurrency of: <ul style="list-style-type: none"> <li>For sewer, solid waste, drainage and potable water facilities, in place no later than the issuance of the certificate of occupancy.</li> </ul>			Concurrency Management System	
	<ul style="list-style-type: none"> <li>For parks and recreation facilities, no later than 1 year after issuance of certificate of occupancy.</li> </ul>			Concurrency Management System	
	<ul style="list-style-type: none"> <li>For transportation facilities, in place or under actual construction no later than 3 years after issuance of a certificate of occupancy.</li> </ul>			Concurrency Management System	
	<ul style="list-style-type: none"> <li>Allowing exemptions from transportation concurrency for urban infill, urban redevelopment and downtown revitalization.</li> </ul>			Concurrency Management System	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>Allowing a de minimis transportation impact of not more than 0.1% of the maximum volume of the adopted level of service as an exemption from concurrency.</li> </ul>			Optional – The City is Not Allowing Exceptions for Developments of de minimis impact	
	<ul style="list-style-type: none"> <li>Authorizing the designation of transportation management areas.</li> </ul>			Concurrency Management System	
	<ul style="list-style-type: none"> <li>Allowing urban redevelopment to create 110% of the actual transportation impact caused by existing development before complying with concurrency.</li> </ul>			Concurrency Management System	
	<ul style="list-style-type: none"> <li>Authorizing local governments to adopt long-range transportation concurrency management systems with planning periods of up to 10 years where significant backlogs exist.</li> </ul>			None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>Requiring local governments to adopt the level of service standard established by the Department of Transportation for facilities on the Florida Intrastate Highway System.</li> </ul>			Concurrency Management System, Transportation Element	
	<ul style="list-style-type: none"> <li>Allows <b>development that does not meet concurrency</b> if the local government has failed to implement the Capital Improvements Element, and the developer makes a binding commitment to pay the fair share of the cost of the needed facility.</li> </ul>			Concurrency Management System, Transportation Element	
43	Provided a procedure to ensure <b>public participation</b> in the approval of a publicly-financed capital improvement.	163.3181(3)		Public Participation	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
44	Amended the <b>procedure for the adoption of plans and plan amendments</b> as follows:	163.3184		None – Procedural Change	
	<ul style="list-style-type: none"> <li>Proposed plans or amendments, and materials, must be transmitted to the Regional Planning Council, the Water Management District, the Department of Environmental Protection, and the Department of Transportation as specified in the Department of Community Affairs’ rules.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>The Department of Community Affairs reviews amendments only upon the request of the Regional Planning Council, an affected person, the local government, or those which it wishes to review.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>The Regional Planning Council’s review of plan amendments is limited to effects on regional facilities or resources identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts.</li> </ul>			None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>The Department of Community Affairs may not require a local government to <b>duplicate or exceed a permitting program</b> of a state, federal, or regional agency.</li> </ul>			None – Procedural Change	
45	Provided that local governments <b>cannot amend their comprehensive plans after the date established for submittal of the Evaluation &amp; Appraisal Report</b> unless the Report has been submitted.	163.3187(5) [Now: 163.3187(6)(a)]		None – Procedural Change	
46	Changed the <b>alternative process</b> for the amendment of adopted comprehensive plans to the exclusive process.	163.3189(1)		None – Procedural Change	
47	Provided that <b>plan amendments don't become effective</b> until the Department of Community Affairs or the Administration Commission issues a final order determining that the amendment is in compliance.	163.3189(2)(a)		None – Procedural Change	
48	Provides that the <b>sanctions</b> assessed by the Administration Commission do not occur unless the local government elects to make the amendment effective despite the determination of non-compliance.	163.3189(2)(b)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
49	Authorizing the local government to demand <b>formal or informal mediation</b> , or expeditious resolution of the amendment proceeding.	163.3189(3)(a)		None – Procedural Change	
50	Amended the <b>Evaluation &amp; Appraisal Reports</b> section to require additional statements of:	163.3191 <b>[Note: 163.3191 was amended and reworded in 1998]</b>		None – Procedural Change	
	<ul style="list-style-type: none"> <li>The effect of changes to the State Comprehensive Plan, Ch. 163, part II, 9J-5 and the Strategic Regional Policy Plan.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>The identification of any actions that need to be taken to address the planning issues identified in the Report.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Proposed or anticipated amendments.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>A description of the public participation process.</li> </ul>		Public Participation		
<ul style="list-style-type: none"> <li>Encourage local governments to use the Evaluation &amp; Appraisal Report to develop a local vision.</li> </ul>			None – Procedural Change		



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>Allows the Department of Community Affairs to grant a 6-month-extension for the adoption of plan amendments required by the Evaluation &amp; Appraisal Report.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Requires plan amendments to be consistent with the Report.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Allows municipalities of less than 2,500 to submit the Evaluation &amp; Appraisal Report no later than 12 years after initial plan, and every 10 years thereafter.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Authorized the Department of Community Affairs to review the Evaluation &amp; Appraisal Report for sufficiency, but not for compliance. The Department of Community Affairs authorized to delegate review to the Regional Planning Council.</li> </ul>			None – Procedural Change	
	<ul style="list-style-type: none"> <li>Administration Commission is authorized to impose sanctions for failure to timely implement the Evaluation &amp; Appraisal Report.</li> </ul>			None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>The Department of Community Affairs authorized to enter into agreement with municipalities of less than 5,000 and counties of less than 50,000 to focus planning efforts on selected issues when updating the plans.</li> </ul>			None – Procedural Change	
51	A plan amendment for the location of a <b>state correctional facility</b> can be made at any time, and does not count toward the <b>twice-per-year limitation</b> .	163.3187(1)(f) <b>[Now: 163.3187(1)(e)]</b>		None – Procedural Change	
52	Required opportunities for <b>mediation or alternative dispute resolution</b> where a property owner’s request for a comprehensive plan amendment is denied by a local government [Subsection 163.3181(4)] and prior to a hearing where a plan or plan amendment was determined by the Department of Community Affairs to be not in compliance.	163.3184(10)(c)		None – Procedural Change	
53	<b>Added a definition</b> for “ <b>transportation corridor management</b> ” [Subsection 63.3164(30)] and allowed the designation of transportation corridors in the required Traffic Circulation and Transportation Elements and the adoption of transportation corridor management ordinances.	163.3177(6)(j)9		Definitions	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
54	Amended the definition of “public notice” and certain <b>public notice and public hearing</b> requirements to conform to the public notice and hearing requirements for counties and municipalities in Sections 125.66 and 166.041, respectively.	163.3164(18), .3171(3), .3174(1) and (4), .3181(3)(a), .3184(15)(a)-(c), and .3187(1)(c)		The Definitions Section Does Not Include a Definition for Public Notice	
55	Prohibited any <b>initiative or referendum process</b> in regard to any development order or comprehensive plan or map amendment that affects five or fewer parcels of land.	163.3167(12)		None – Procedural Change	
56	Reduced to 30 <b>[Note: changed to 20]</b> days the time for the Department of Community Affairs to <b>review comprehensive plan amendments</b> resulting from a <b>compliance agreement</b> .	163.3184(8)(a)		None – Procedural Change	
57	Amended the requirements for the <b>advertisement</b> of a Department of Community Affairs <b>Notice of Intent</b> .	163.3184(8)(b)		None – Procedural Change	
58	Required the administrative law judge to <b>realign the parties</b> in a Division of Administrative Hearings (DOAH) proceeding where a local government adopts a plan amendment pursuant to a compliance agreement.	163.3184(16)(f)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
59	Added clarifying language relative to those <b>small scale plan amendments</b> that are exempt from the <b>twice-per-year limitation</b> and <b>prohibited Department of Community Affairs review</b> of those small scale amendments that meet the statutory criteria in Paragraph 163.3187(1)(c).	163.3187(1)(c) and (3)(a)-(c)		None – Procedural Change	
60	Required the Department of Community Affairs to consider an increase in the annual total acreage threshold for <b>small scale amendments</b> . (Later repealed by S. 16, Ch. 2000-158, <u>Laws of Florida</u> .)	163.3177(7)		None – Procedural Change	
61	Required local planning agencies to provide opportunities for <b>involvement by district school boards and community college boards</b> .	163.3174(1)	Public School Facilities Element (in process of drafting)	Addition of Public School Facilities Element	
62	Required that the Future Land Use Element clearly identify those <b>land use categories</b> where <b>public schools</b> are allowed.	163.3177(6)(a)		Future Land Use Element	
63	Established certain criteria for local governments wanting to extend <b>concurrency to public schools</b> . (Later amended by S. 5, Ch. 98-176, <u>Laws of Florida</u> .)	163.3180(1)(b) <b>[Now: 163.3180(13)]</b>		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
64	Substantially amended the criteria for <b>small scale amendments</b> that are exempt from the <b>twice-per-year limitation</b> .	163.3187(1)(c)		None – Procedural Change	
65	Revised the objectives in the Coastal Management Element to include the <b>maintenance of ports</b> .	163.3177(6)(g)9			N/A
66	Provide that certain <b>port-related expansion projects</b> are not DRIs under certain conditions.	163.3178(2), (3), and (5)			N/A
67	Allowed a county to designate areas on the future land use plan for possible <b>future municipal incorporation</b> .	163.3177(6)(a)		None – Procedural Change	
68	Required the <b>Intergovernmental Coordination Element</b> to include consideration of the plans of <b>school boards</b> and other units of local government providing services but not having regulatory authority over the use of land.	163.3177(6)(h)	Intergovernmental Coordination Element		
69	Revised the <b>processes and procedures</b> to be included in the Intergovernmental Coordination Element.	163.3177(6)(h)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
70	Required that within 1 year after adopting their <b>Intergovernmental Coordination Element</b> each county and all municipalities and school boards therein establish by interlocal agreement the <b>joint processes</b> consistent with their Intergovernmental Coordination Element.	163.3177(6)(h)2		None – Procedural Change	
71	Required local governments who utilize <b>school concurrency</b> to satisfy intergovernmental coordination requirements of SS. 163.3177(6)(h)1.	163.3180(1)(b)2 <b>[Now: 163.3180(13)(g)]</b>	Public School Facilities Element (in process of developing)	Addition of Public School Facilities Element	
72	Permitted a county to adopt a <b>municipal overlay</b> amendment to address future possible municipal incorporation of a specific geographic area.	163.3217		None – Procedural Change	
73	Authorized the Department of Community Affairs to conduct a <b>sustainable communities demonstration project</b> .	163.3244 <b>[Now: Repealed]</b>		None – Procedural Change	
74	Amended the definition of <b>de minimis impact</b> as it pertains to concurrency requirements.	163.3180(6)		Definitions	
75	Established that no plan or plan amendment in an <b>area of critical state concern</b> is effective until found in compliance by a final order.	163.3184(14)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
76	Amended the criteria for the annual effect of <b>Duval County small scale amendments</b> to a maximum of 120 acres.	163.3187(1)(c)1.a.III			N/A
77	Prohibited amendments in <b>areas of critical state concern</b> from becoming effective if not in compliance.	163.3189(2)(b)		None – Procedural Change	
78	<b>Exempted brownfield area</b> amendments from the <b>twice-per-year limitation</b> .	163.3187(1)(g)		None – Procedural Change	
79	Required that the <b>Capital Improvements Element</b> set forth standards for <b>the management of debt</b> .	163.3177(3)(a)4	Capital Improvements Element Data		
80	Required inclusion of at least <b>two planning periods</b> – at least 5 years and at least 10 years.	163.3177(5)(a)		None – EAR-Based Amendments to be Based on These Two Planning Periods	
81	Allowed <b>multiple individual plan amendments</b> to be considered together as one amendment cycle.	163.3184(3)(d)		None – Procedural Change	
82	<b>Defined “optional sector plan”</b> and created Section 163.3245 allowing local governments to address DRI issues within certain identified geographic areas.	163.3164(31) and 163.3245		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
83	Established the requirements for a <b>Public School Facilities Element</b> .	163.3177(12)	Public School Facilities Element	Addition of Element (in process)	
84	Established the minimum requirements for imposing <b>school concurrency</b> .	163.3180(12) [ <b>Now: Section (13)</b> ]	Public School Facilities Element	Addition of Element (in process)	
85	Required that the Department of Community Affairs adopt <b>minimum criteria</b> for the compliance determination of a <b>Public School Facilities Element</b> imposing school concurrency.	163.3180(13) [ <b>Now: Section (14)</b> ]		None – Procedural Change	
86	Required that <b>Evaluation &amp; Appraisal Reports</b> address coordination of the comprehensive plan with existing public schools and the school district’s 5-year work program.	163.3191(2)(i) [ <b>Now: 163.3191(2)(k)</b> ]		None – Procedural Change	
87	<b>Amended the definition of “in compliance”</b> to include consistency with Sections 163.3180 and 163.3245.	163.3184(1)(b)		Definitions	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
88	Required the Department of Community Affairs to <b>maintain a file with all documents received or generated</b> by the Department of Community Affairs relating to plan amendments and identify; limited Department of Community Affairs review of proposed plan amendments to written comments, and required the Department of Community Affairs to identify and list all written communications received within 30 days after transmittal of a proposed plan amendment.	163.3184(2), (4), and (6)		None – Procedural Change	
89	Allowed a <b>local government to amend its plan</b> for a period of up to one year after the initial determination of sufficiency of an adopted Evaluation & Appraisal Report even if the Evaluation & Appraisal Report is insufficient.	163.3187(6)(b)		None – Procedural Change	
90	Substantially reworded Section 163.3191, F.S., related to <b>Evaluation &amp; Appraisal Reports.</b>	163.3191		None – Procedural Change	
91	Changed the <b>population requirements</b> for municipalities and counties which are required to submit otherwise optional elements.	163.3177(6)(i)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
92	Required that <b>ports</b> and local governments in the coastal area, which has <b>spoil disposal responsibilities</b> , identify dredge disposal sites in the comprehensive plan.	163.3178(7)			N/A
93	Exempted from the <b>twice-per-year limitation</b> certain port-related amendments for <b>port transportation facilities</b> and projects eligible for funding by the Florida Seaport Transportation and Economic Development Council.	163.3187(1)(h)			N/A
94	Required <b>rural counties</b> to base their future land use plans and the amount of land designated <b>industrial</b> on data regarding the need for job creation, capital investment, and economic development and the need to strengthen and diversify local economies.	163.3177(6)(a)			N/A
95	<b>Added the Growth Policy Act to Ch. 163</b> , Part II to promote <b>urban infill and redevelopment</b> .	163.2511, 163.2514, 163.2517, 163.2520, 163.2523, 163.2526		Optional Amendment to Transportation and Concurrency Elements	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
96	Required that all comprehensive plans comply with the <b>school siting requirements</b> by October 1, 1999.	163.3177(6)(a)		Future Land Use Element	
97	Made <b>transportation facilities</b> subject to concurrency.	163.3180(1)(a)		Concurrency Management System, Transportation Element	
98	Required use of <b>professionally accepted techniques</b> for measuring level of service for cars, trucks, transit, bikes and pedestrians.	163.3180(1)(b)		None – Procedural Change	
99	Excludes <b>public transit facilities</b> from <b>concurrency</b> requirements.	163.3180(4)(b)		None – Procedural Change	
100	Allowed <b>multi-use DRIs</b> to satisfy the <b>transportation concurrency</b> requirements when authorized by a local comprehensive plan under limited circumstances.	163.3180(12)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
101	Allowed <b>multi-modal transportation districts</b> in areas where priorities for the pedestrian environment are assigned by the plan.	163.3180(15)		Optional Amendment to Transportation Element and Future Land Use Element	
102	Exempted amendments for <b>urban infill and redevelopment areas, public school concurrency</b> from the <b>twice-per-year limitation</b> .	163.3187(1)(h) and (i) <b>[Now: (i) and (j)]</b>		None – Procedural Change	
103	<b>Defined brownfield designation</b> and added the assurance that a developer may proceed with development upon receipt of a brownfield designation. [Also see Section 163.3221(1) for “brownfield” definition.]	163.3220(2)		Definitions	
104	<b>Repealed Section 163.3184(11)(c), F.S.</b> , that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.	163.3184(11)(c) <b>[Now: Repealed]</b>			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
105	<b>Repealed Section 163.3187(7), F.S.</b> , that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by the Department of Community Affairs.	163.3187(7) <b>[Now: Repealed]</b>			N/A
106	<b>Repealed Sections 163.3191(13) and (15), F.S.</b>	163.3191(13) and (15) <b>[Now: Repealed]</b>			N/A
107	Allowed <b>small scale amendments in areas of critical state concern</b> to be exempt from the twice-per-year limitation only if they are for affordable housing.	163.3187(1)(c)1(e)			N/A
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of <b>incentives</b> for new development within <b>urban infill and redevelopment areas</b> .	163.2517(3)(j)2			N/A
109	Created the <b>rural land stewardship area</b> program.	163.3177(11)(d)		None – Procedural Change	
110	Required that all agencies that review comprehensive plan amendments and rezoning include a <b>non-voting representative of the district school board</b> .	163.3174	Public School Facilities Element (in process of drafting)	Addition of Public School Facilities Element (in process)	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
111	Required <b>coordination of local comprehensive plan</b> with the regional water supply plan.	163.3177(4)(a)		Water Supply Plan Amendments	
112	<b>Plan amendments for school-siting</b> maps are exempt from Section 163.3187(1)'s limitation on frequency.	163.3177(6)(a)		None – Procedural Change	
113	Required that by <b>adoption of the Evaluation &amp; Appraisal Report</b> , the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element consider the regional water supply plan and <b>include a 10-year work plan</b> to build the identified water supply facilities.	163.3177(6)(c)		Potable Water Amendment Based on Water Supply Plan	
114	Required <b>consideration of the regional water supply plan</b> in the preparation of the Conservation Element.	163.3177(6)(d)		Conservation Element Amendment Based on Water Supply Plan	
115	Required that the <b>Intergovernmental Coordination Element</b> include relationships, principles and guidelines to be used in coordinating comprehensive plan with regional water supply plans.	163.3177(6)(h)		Intergovernmental Coordination Element Based on Water Supply Plan	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
116	Required the local governments adopting a Public Educational Facilities Element execute an <b>interlocal agreement</b> with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4		Updated Interlocal Agreement	
117	Required that counties larger than 100,000 population and their municipalities submit an <b>interlocal service delivery agreement</b> (existing and proposed, deficits or duplication in the provisions of service) report to the Department of Community Affairs by January 1, 2004. Each local government is required to update its Intergovernmental Coordination Element based on the findings of the report. The Department of Community Affairs will meet with affected parties to discuss and identify strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6, 7, and 8		No Agreement Submitted – Element Not Updated	
118	Required local governments and special districts to provide <b>recommendations for statutory changes for annexation</b> to the Legislature by February 1, 2003.	163.3177(6)(h)9			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
119	Added a <b>new Section 163.31776</b> that allows a county, to adopt an optional Public Educational Facilities Element in cooperation with the applicable school board.	163.31776			N/A
120	Added a <b>new Section 163.31777</b> that requires local governments and school boards to enter into an interlocal agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.	163.31777		Update to Interlocal Agreement	
121	<b>Added a provision</b> that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)		None – Procedural Change	
122	<b>Expanded the definition of “affected persons”</b> to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)		None – Procedural Change	
123	<b>Expanded the definition of “in compliance”</b> to include consistency with Section 163.31776 (Public Educational Facilities Element).	163.3184(1)(b)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
124	<b>Streamlined the timing</b> of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)		None – Procedural Change	
125	Required that local governments provide a <b>sign-in form</b> at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)		None – Procedural Change	
126	<b>Exempted amendments</b> related to providing transportation improvements to enhance life safety on “controlled access major arterial highways” from the limitation on the frequency of plan amendments contained in Section 163.3187(1).	163.3187(1)(k)		None – Procedural Change	
127	<b>Required Evaluation &amp; Appraisal Reports to include</b> (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163.3191(2)(1)	(1) Evaluation & Appraisal Report		(2) N/A
128	Allowed local governments to <b>establish a special master process</b> to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
129	Created the <b>Local Government Comprehensive Planning Certification Program</b> to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246		None – Procedural Change	
130	Added a provision to <b>Section 380.06(24), Statutory Exemptions</b> , that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a “boating facility siting plan or policy” (which includes certain specified criteria) as part of the Coastal Management Element or Future Land Use Element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in Section 163.3187(1).	163.3187(1)			N/A
131	Prohibited a local government, under certain conditions, from denying an <b>application for development approval</b> for a requested land use for certain proposed solid waste management facilities.	163.3194(6)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A	
132	Creates the <b>Agricultural Lands and Practices Act</b> . (2): Provides <b>legislative findings and purpose</b> with respect to agricultural activities and duplicative regulation.	163.3162		None – Procedural Change		
	(3): <b>Defines the terms “farm”, “farm operation”, and “farm product”</b> for purposes of the Act.			None – Procedural Change		
	(4) Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a <b>bona fide farm operation</b> on land that is classified as agricultural land.				N/A	
	(4)(a): Provides that the Act does <b>not limit the powers of a county</b> under certain circumstances.				N/A	
	(4)(b): Clarifies that a <b>farm operation</b> may not expand its operations under certain circumstances.				None – Procedural Change	
	(4)(c): Provides that the Act does not limit the <b>powers of certain counties</b> .					N/A
	(4)(d): Provides that certain county ordinances are not deemed to be a <b>duplication of regulation</b> .					N/A
133	Changes “State Comptroller” <b>references</b> to “Chief Financial Officer.”	163.3167(6)			N/A	
134	Provides for certain <b>airports</b> to abandon DRI orders.	163.3177(6)(k)			N/A	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
135	Amended to <b>conform to the repeal</b> of Section 235.185 and the enactment of similar material in Section 1013.35.	163.31776(1)(b)(2) and (3)			N/A
136	Amended to <b>conform to the repeal</b> of Ch. 235 and the enactment of similar material in Ch. 1013.	163.37111(1)(c), (2)(e)-(f), (3)(c), (4), and (6)(b)			N/A
137	(10): Amended to <b>conform to the repeal</b> of the Florida <b>High-Speed Rail</b> Transportation Act, and the creation of the Florida High-Speed Rail Authority Act.	163.3167			N/A
	(13): Created to require local governments to identify adequate <b>water supply sources</b> to meet future demand.			Water Supply Plan	
	(14): Created to limit the effect of <b>judicial determinations</b> issued subsequent to certain development orders pursuant to adopted land development regulations.			None – Procedural Change	
138	(1): Provides <b>legislative findings</b> on the compatibility of development with <b>military installations</b> .	Creates 163.3175			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(2): Provides for the <b>exchange of information</b> relating to <b>proposed land use decisions</b> between counties and local governments and military installations.				N/A
	(3): Provides for <b>responsive comments</b> by the commanding officer or his/her designee.				N/A
	(4): Provides for the county or affected local government to <b>take such comments into consideration</b> .				N/A
	(5): Requires the representative of the military installation to be an <b>ex-officio, non-voting member</b> of the county's or local government's land planning or zoning board.				N/A
	(6): Encourages the commanding officer to provide <b>information on community planning assistance grants</b> .				N/A
139	(6)(a): <ul style="list-style-type: none"> <li>Changed to require local governments to amend the Future Land Use Element by June 30, 2006 to include criteria to achieve compatibility with <b>military installations</b>.</li> </ul>	163.3177			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	<ul style="list-style-type: none"> <li>Changed to specifically encourage <b>rural land stewardship area</b> designation as an overlay on the future land use map.</li> </ul>				N/A
	(6)(c): Extended the deadline adoption of the <b>Water Supply Facilities Work Plan</b> amendment until December 1, 2006; provided for updating the Work Plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments.			None – Procedural Change	
	(10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for <b>military installations</b> .				N/A
	(11)(d)1: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to <b>rural land stewardship areas</b> .				N/A
	(11)(d)2: Provides for <b>multi-county rural land stewardship areas</b> .				N/A
	(11)(d)3-4: Revises requirements, including the acreage threshold for designating a <b>rural land stewardship area</b> .				N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(11)(d)6(j): Provides that <b>transferable rural land use credits</b> may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.				N/A
	(11)(e): Provides legislative findings regarding mixed-use, high-density <b>urban infill and redevelopment</b> projects; requires DCA to provide technical assistance to local governments.			None – Procedural Change	
	(11)(f): Provides legislative findings regarding a program for the transfer of development rights and <b>urban infill and redevelopment</b> ; requires DCA to provide technical assistance to local governments.			None – Procedural Change	
140	(1): Provides legislative findings with respect to the shortage of <b>affordable rentals</b> in the state.	Creates 163.31771		None – Procedural Changes	
	(2): Provides <b>definitions</b> .			Definitions	
	(3): Authorizes local governments to permit <b>accessory dwelling units</b> in areas zoned for single family residential use based upon certain findings.			Future Land Use and Housing Elements	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(4): An application for a building permit to construct an accessory dwelling unit must include an <b>affidavit from the applicant</b> which attests that the unit will be rented at an affordable rate to a very-low income, low-income, or moderate-income person or persons.			None – Procedural Change	
	(5): Provides for certain <b>accessory dwelling units</b> to apply towards satisfying the affordable housing component of the housing element in a local government’s comprehensive plan.			Housing Element	
	(6): Requires <b>DCA to report</b> to the Legislature.			None – Procedural Change	
141	<b>Amends the definition of “in compliance”</b> to add language referring to the <b>Wekiva Parkway and Protection Act</b> .	163.3184(1)(b)			N/A
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to <b>military installations</b> do not count toward the limitation on frequency of amending comprehensive plans.	163.3187			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(1)(n): Created to provide that amendments to establish or implement a <b>rural land stewardship area</b> do not count toward the limitation on frequency of amending comprehensive plans.			None – Procedural Change	
143	Created to provide that <b>Evaluation &amp; Appraisal Reports</b> evaluate whether criteria in the Land Use Element were successful in achieving land use compatibility with <b>military installations</b> .	163.3191(2)(n)			N/A
144	Added the <b>definition</b> of “ <b>financial feasibility</b> .”	Creates 163.3164(32)		Definitions	
145	(2): Required comprehensive plans to be “ <b>financially</b> ” rather than “economically” <b>feasible</b> .	163.3164, 163.3177		None – Procedural Change	
	(3)(a)5: Required the comprehensive plan to include a <b>5-Year Schedule of Capital Improvements</b> . Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be <b>guaranteed</b> in the form of a <b>development agreement or interlocal agreement</b> .		Capital Improvements Element		



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
(3)(a)6(b)1: Required plan amendment for the <b>annual update</b> of the schedule of capital improvements. <b>Deleted</b> provision allowing updates and change in the date of construction to be accomplished by ordinance.				None – Procedural Change	
(3)(a)6(c): Added <b>oversight and penalty</b> provision for failure to adhere to this section’s capital improvements requirements.				None – Procedural Change	
(3)(a)6(d): Required a <b>long-term capital improvement schedule</b> if the local government has adopted a long-term concurrency management system.					N/A
(6)(a): <b>Deleted</b> date (October 1, 1999) by which school siting requirements must be adopted.					N/A
(6)(c): Required the Potable Water Element to be updated within 18 months of an updated regional water supply plan to incorporate the <b>alternative water supply projects</b> selected by the local government to meet its water supply needs.				Potable Water Sub-Element Based on Water Supply Plan	
(11)(d)4(c): Required <b>rural land stewardship areas</b> to address <b>affordable housing</b> .					N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
(11)(d)5: Required a <b>listed species survey</b> be performed on <b>rural land stewardship receiving area</b> . If any listed species present, must ensure adequate provisions to protect them.					N/A
(11)(d)6: Must enact an ordinance establishing a <b>methodology</b> for creation, conveyance, and use of <b>stewardship credits</b> within a <b>rural land stewardship area</b> .					N/A
(11)(d)6(j): Revised to allow <b>open space and agricultural land</b> to be just as important as environmentally sensitive land when assigning stewardship credits.					N/A
(12): Must adopt Public School Facilities Element.				Public School Facilities Element	
(12)(a) and (b): A waiver from providing this Element will be allowed under certain circumstances.					N/A
(12)(g): Expanded list of items to include <b>co-location, location of schools proximate to residential areas,</b> and use of schools as <b>emergency shelters</b> .				Public School Facilities Element	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(12)(h): Required local governments to provide maps depicting the general <b>location</b> of new schools and school improvements within future conditions maps.			Public School Facilities Element	
	(12)(i): Required the Department of Community Affairs to establish a <b>schedule for adoption</b> of the Public School Facilities Element.			None – Procedural Change	
	(12)(j): Established <b>penalty</b> for failure to adopt a Public School Facility Element.			None – Procedural change	
	(13): ( <b>New Section</b> ) Encourages local governments to develop a “ <b>community vision</b> ”, which provides for sustainable growth, recognized its fiscal constraints, and protects its natural resources.			None – Procedural change	
	(14): ( <b>New Section</b> ) Encourages local governments to develop a “ <b>urban service boundary</b> ”, which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See Section 163.3184(17).			Optional Plan Provision – City to Consider the Development of an Urban Service Boundary	
146	163.31776 is <b>repealed</b> .	163.31776 [ <b>Now: Repealed</b> ]			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
147	(2): Required the <b>public schools interlocal agreement</b> (if applicable) to address requirements for <b>school concurrency</b> . The <b>opt-out provision</b> at the end of Subsection (2) is deleted.	163.31777		Revised Interlocal Agreement for Public School Facility Planning	
	(5): Required <b>Palm Beach County</b> to identify, as part of its EAR, changes needed in its Public School Element necessary to conform to the new 2005 Public School Facilities Element requirements.				N/A
	(7): Provided that counties exempted from <b>Public School Facilities Element</b> shall undergo <b>re-evaluation</b> as part of its <b>Evaluation &amp; Appraisal Report</b> to determine if they continue to meet exemption criteria.				N/A
148	(2)(g): Expands requirement of Coastal Element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in Section 342.07, F.S.	163.3178			N/A
149	(1)(a): Added <b>“schools”</b> as a required concurrency item.	163.3180	Public Schools Facilities Element (in process of completing)	Concurrency Management System	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
(2)(a): Required consultation with water supplier prior to issuing building permit to ensure “ <b>adequate water supplies</b> ” to serve new development is available by the date of issuance of a certificate of occupancy.				Potable Water Sub-Element Based on Water Supply Plan	
(2)(c): Required <b>all transportation facilities</b> to be in place or under construction within <b>3 years</b> (rather than 5 years) after approval of building permit.				Concurrency Management System	
(4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517).					N/A
(5)(d): Required <b>guidelines for granting concurrency exceptions</b> to be included in the comprehensive plan.				Concurrency Management System	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008	Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
<p>(5)(e) – (g): If local government has established <b>transportation exceptions</b>, the guidelines for implementing the exceptions must be “<b>consistent with and support a comprehensive strategy, and promote the purpose of the exceptions</b>”. Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when EAR is updated.</p>			Optional Procedural Amendment to Concurrency Management System	
<p>(6): Required local government to <b>maintain records</b> to determine whether 110% <b>de minimis transportation impact</b> threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolved the de minimis exceptions.</p>			Optional – The City is Not Allowing Exceptions for Developments of de minimis impact	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(7): Required consultation with the Department of Transportation prior to designating a transportation concurrency management area (to promote infill development) to ensure adequate level of service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.			Transportation Element	
	(9)(a): Allowed adoption of a long-term concurrency management system for schools.			Optional Procedural Amendment to Concurrency Management System	
	(9)(c): <b>(New Section)</b> Allowed local governments to issue approvals to commence construction notwithstanding Section 163.3180 in areas subject to a <b>long-term concurrency management system</b> .			Optional Procedural Amendment to Concurrency Management System	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(9)(d): ( <b>New Section</b> ) Required evaluation in EAR of progress in improving levels of service.		Evaluation & Appraisal Report Addressing		
	(10): Added requirement that level of service standard for roadway facilities on <b>the Strategic Intermodal System</b> must be consistent with FDOT standards. Standards must consider <b>compatibility with adjacent jurisdictions</b> .			Transportation Element	
	(13): Required <b>school concurrency</b> (not optional).			Public School Facilities Element	
	(13)(c)1: Requires school concurrency after five years to be applied on a <b>“less than district-wide basis”</b> (e.g., by using school attendance zones, etc.).			Public School Facilities Element	
	(13)(c)2: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.			None – Procedural Change	
	(13)(c)3: No application for development approval may be denied if a <b>less-than-district-wide measurement of school concurrency</b> is used; however, the development impacts must be shifted to contiguous service areas with school capacity.			Public School Facilities Element	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
(13)(e): Allowed school concurrency to be satisfied if a developer executes a <b>legally binding commitment</b> to provide mitigation proportionate to the demand.				Public School Facilities Element	
(13)(e)1: Enumerated mitigation options for achieving proportionate-share mitigation.				Public School Facilities Element	
(13)(e)2: If educational facilities funded in one of the two following ways, the local government must credit this amount toward any impact fee or exaction imposed on the community: <ul style="list-style-type: none"> <li>• contribution of land</li> <li>• construction, expansion, or payment for land acquisition</li> </ul>				Public School Facilities Element	
(13)(g)2: ( <b>Section deleted</b> ) – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a for similar requirement.				None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008	Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
(13)(g)6.a: <b>[Formerly (13)(g)7.a]</b> Local governments must establish a <b>uniform procedure for determining if development applications are in compliance with school concurrency.</b>			Public School Facilities Element	
(13)(g)7: <b>[Formerly (13)(g)8]</b> Deleted language that allowed government to terminate or suspend an interlocal agreement with the school board.			None – Procedural Change	
(13)(h): <b>(New 2005 provision)</b> The fact that <b>school concurrency</b> has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.			None – Procedural Change	
(15): Prior to adopting <b>Multimodal Transportation Districts</b> , FDOT must be consulted to assess the impact on Level of Service Standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the Evaluation & Appraisal Report-base amendment, whichever occurs last.			Transportation Element	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(16): <b>(New 2005 section)</b> Required local governments to adopt by <b>December 1, 2006</b> a method for assessing <b>proportionate fair-share mitigation options</b> . FDOT will develop a model ordinance by December 1, 2005.		Ordinance Adopted November 28, 2006	Concurrency Management System	
150	(17): <b>(New 2005 section)</b> If local government has adopted a <b>community vision</b> and <b>urban service boundary</b> , state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184		Optional	
	(18): <b>(New 2005 section)</b> If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.			Optional	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
151	(1)(c)1.f: Allowed approval of residential land use as a <b>small-scale development amendment</b> when the proposed density is equal to or less than the existing future land use category. Under certain circumstances <b>affordable housing units</b> are exempt from this limitation.	163.3187		None – Procedural Change	
	(1)(c)4: ( <b>New 2005 provision</b> ) If the small-scale development amendment involves a <b>rural area of critical economic concern</b> , a 20-acre limit applies.				N/A
	(1)(o): ( <b>New 2005 provision</b> ) An amendment to a <b>rural area of critical economic concern</b> may be approved without regard to the statutory limit on comprehensive plan amendments.				N/A
152	(2)(k): Required local governments that do not have either a school interlocal agreement or a Public School Facilities Element, to determine in the <b>EAR</b> whether the local government continues to meet the exemption criteria in Section 163.3177(12).	163.3191			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(2)(l): The <b>EAR</b> must determine whether the local government has met its various water supply requirements, <b>including development of alternative water supply projects.</b>		Water Supply Plan		
	(2)(o): ( <b>New 2005 provision</b> ) The <b>EAR</b> must evaluate whether its <b>Multimodal Transportation District</b> has achieved the purpose for which it was created.		Evaluation & Appraisal Report Addressing		
	(2)(p): ( <b>New 2005 provision</b> ) The <b>EAR</b> must assess <b>methodology for impacts on transportation facilities.</b>		Evaluation & Appraisal Report Addressing		
	(10): The <b>EAR-based amendment</b> must be <b>adopted within a single amendment cycle.</b> Failure to adopt within this cycle results in <b>penalties.</b> Once updated, the comprehensive plan must be submitted to the DCA.			None – Procedural Change	
153	(10) New section designating Freeport as a <b>certified community.</b>	163.3246			N/A
	(11) New section exempting proposed DRIs within Freeport from review under Section 380.06, F.S., unless review is requested by the local government.				N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
154	Established plan amendment procedures for <b>agricultural enclaves</b> as defined in Section 163.3164(33), F.S. Ch. 2006-255, <u>Laws of Florida</u> .	163.3162(5)		None – Procedural Change	
155	Defines <b>agricultural enclave</b> . Ch. 2006-255, <u>Laws of Florida</u> .	163.3164(33)			N/A
156	Adds new paragraph encouraging local governments with a <b>Coastal Management Element</b> to adopt recreational surface water use policies; such adoption amendment is exempt from the twice-per-year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, <u>Laws of Florida</u> .	163.3177(6)(g)2			N/A
157	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a <b>rural land stewardship area</b> . Ch. 2006-220, <u>Laws of Florida</u> .	163.3177(11)(d)6		None – Procedural Change	
158	Recognized “extremely-low income persons” as another income group whose housing needs might be addressed by <b>accessory dwelling units</b> and defines such persons consistent with Section 420.0004(8), F.S. Ch. 2006-69, <u>Laws of Florida</u> .	163.31771(1), (2) and (4)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
159	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of <b>updated regional hurricane evacuation plans</b> . Ch. 2006-68, <u>Laws of Florida</u> .	163.3178(2)(d)		None – Procedural Change	
160	Changes the definition of the <b>Coastal High Hazard Area (CHHA)</b> to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, <u>Laws of Florida</u> .	163.3178(2)(h)			N/A
161	Adds a new section allowing a local government to comply with the requirement that its comprehensive <b>plan direct population concentrations away from the CHHA</b> and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, <u>Laws of Florida</u> .	163.3178(9)(a)			N/A



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
162	Adds a new section establishing a <b>level of service for out-of-county hurricane evacuation</b> of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in Section 163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, <u>Laws of Florida</u> .	163.3178(9)(b)			N/A
163	Requires local governments to amend their <b>Future Land Use Map</b> and <b>Coastal Management Element</b> to include the new definition of the <b>CHHA</b> , and to depict the CHHA on the FLUM by July 1, 2008.	163.3178(2)(c)			N/A
164	Allows the <b>sanitary sewer concurrency requirement</b> to be met by onsite sewage treatment and disposal systems approved by the Department of Health. Ch. 2006-252, <u>Laws of Florida</u> .	163.3180(2)(a)		Sanitary Sewer Sub-Element	
165	Changes Section 380.0651(3)(i) to Section 380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, <u>Laws of Florida</u> .	163.3180(12)(a)		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
166	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, <u>Laws of Florida</u> .	163.3187(1)(c)1.f		None – Procedural Change	
167	Creates a new section related to <b>electric distribution substations</b> ; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, <u>Laws of Florida</u> .	163.3208		Future Land Use Element	
168	Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree pruning or trimming within an established <b>electric transmission and distribution line right-of-way</b> . Ch. 2006-268, <u>Laws of Florida</u> .	163.3209		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
169	<b>Community Workforce Housing Innovation Pilot Program</b> ; created by Ch. 2006-69, <u>Laws of Florida</u> , section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.	[New Law]		None – Procedural Change	
170	<b>Affordable housing land donation density incentive bonus</b> ; created by Ch. 2006-69, <u>Laws of Florida</u> , Section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice-per-year limitation on the frequency of plan amendment adoptions.	[New Law]		Optional Future Land Use Element Amendment	
	(26): Expands the definition of “urban redevelopment” to include a community redevelopment area. Ch. 2007-204, <u>Laws of Florida</u> .			Definition of “urban redevelopment” Not in Plan	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
171	(32): Revises the definition of “financial feasibility” by clarifying that the plan is financially feasibility for transportation and schools if level of service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved. In addition, the provision that level of service standards need not be maintained if the proportionate fair-share process in Section 163.3180(12) and (16), F.S., is used is deleted.	163.3164		Definition of “financial feasibility” Not in Plan	
	(2): Clarifies that <b>financial feasibility</b> is determined using a five-year period (except in the case of long-term transportation or school concurrency management, in which case a 10 or 15-year period applies). Ch. 2007-204, <u>Laws of Florida</u> .			Concurrency Management System	
	(3)(a)6: Revises the citation to the <b>MPO’s TIP and long range transportation plan</b> . Ch. 2007-196, <u>Laws of Florida</u> .			None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(3)(b)1: Requires an annual update to the Five-Year Schedule of Capital Improvements to be submitted by December 1, 2008 and yearly thereafter. If this date is missed, no amendments are allowed until the update is adopted. Ch. 2007-204, <u>Laws of Florida</u> .		Capital Improvements Element		
172	(3)(c): Deletes the requirement that the Department must notify the Administration Commission if an annual update to the <b>Capital Improvements Element</b> is found not in compliance (retained is the requirement that notification must take place if the annual update is not adopted)	163.3177		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008	Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
<p>(3)(e): Provides that a comprehensive plan as revised by an amendment to the future land use map is <b>financially feasible</b> if it is supported by (1) a condition in a development order for a development of regional impact or binding agreement that addresses proportionate share mitigation consistent with Section 163.3180(12), F.S., or (2) a binding agreement addressing proportionate fair-share mitigation consistent with Section 163.3180(16)(f), F.S., and the property is located in an urban infill, urban redevelopment, downtown revitalization, urban infill and redevelopment or urban service area.</p>	163.3180		None – Procedural Change	
<p>(6)(f)1.d: Revises the housing element requirements to ensure adequate sites for affordable <b>workforce housing</b> within certain counties.</p>			Consider Update of Housing Element to Address Affordable Workforce Housing	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(6)h and i: Requires certain counties to adopt a plan for ensuring <b>affordable workforce housing</b> by July 1, 2008 and provides a penalty if this date is missed.				N/A
	(4)(b): Expands transportation concurrency exceptions to include <b>airport facilities</b> . Ch. 2007-204, <u>Laws of Florida</u> .			None – Procedural Change	
	(5)(b)5: Adds specifically designated <b>urban service areas</b> to the list of transportation concurrency exception areas. Ch. 2007-204, <u>Laws of Florida</u> .			None – Procedural Change	
	(5)(f): Requires consultation with the state land planning agency regarding mitigation of impacts on Strategic Intermodal System facilities prior to establishing a <b>concurrency exception area</b> . Ch. 2007-204, <u>Laws of Florida</u> .			None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
173	(12) and (12)(a): Deletes the requirement that the comprehensive plan must authorize a <b>development of regional impact</b> to satisfy concurrency under certain conditions. Also, deletes the requirement that the development of regional impact must include a residential component to satisfy concurrency under the conditions listed. Ch. 2007-204, <u>Laws of Florida</u> .	163.3180		None – Procedural Change	
	(12)(d): Clarifies that any <b>proportionate share mitigation</b> by development of regional impact, Florida Quality Development and specific area plan implementing an optional sector plan is not responsible for reducing or eliminating backlogs. Ch. 2007-204, <u>Laws of Florida</u> .			None – Procedural Change	
	(13)(e)4: A development precluded from commencing because of <b>school concurrency</b> may nevertheless commence if certain conditions are met.			None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(16)(c) and (f): Allows <b>proportionate fair-share mitigation</b> to be directed to one or more specific transportation improvement. Clarifies that such mitigation is not to be used to address backlogs. Ch. 2007-204, <u>Laws of Florida</u> .			None – Procedural Change	
	(17) Allows an exempt from concurrency for certain <b>workforce housing</b> developed consistent with Section 380.061(9) and Section 380.0651(3). Ch. 2007-198, <u>Laws of Florida</u> .			None – Procedural Change	
174	Allows a local government to establish a <b>transportation concurrency backlog authority</b> to address deficiencies where existing traffic volume exceeds the adopted level of service standard. Defines the powers of the authority to include tax increment financing and requires the preparation of transportation concurrency backlog plans.	163.3182 [New]		None – Procedural Change	
175	Allows plan amendments that address certain <b>housing</b> requirements to be expedited under certain circumstances. Ch. 2007-198, <u>Laws of Florida</u> .	163.3184(19) [New]		None – Procedural Change	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
176	Exempts from the twice-per-year limitation on the frequency of adoption of plan amendments any amendment that is consistent with the <b>local housing incentive strategy</b> consistent with Section 420.9076.	163.3187(1)(p) [New]		None – Procedural Change	
177	Add an amendment to integrate a <b>port master plan</b> into the Coastal Management Element as an exemption to the prohibition in Section 163.3191(10).	163.3191(14) [New]			N/A
178	Extends the duration of a <b>development agreement</b> from 10 to 20 years.	163.3229		None – Procedural Change	
179	Establishes an <b>alternative state review process pilot program</b> in Jacksonville/Duval, Miami, Tampa, Hialeah, Pinellas and Broward to encourage urban infill and redevelopment.	163.32465 [New]			N/A
180	If a property owner contributes right-of-way and expands a state transportation facility, such contribution may be applied as a credit against any future transportation concurrency requirement.	339.282 [New]		Concurrency Management System	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
181	Establishes an expedited plan amendment adoption process for amendments that implement the <b>Community Workforce Housing Innovation Pilot Program</b> and exempts such amendments from the twice-per-year limitation on the frequency of adoption of plan amendments.	420.5095(9)		None – Procedural Change	
182	(6)(a): Establishes requirements for the inclusion of information regarding greenhouse gas reduction strategies, energy-efficient land use patterns, the discouragement of urban sprawl, and future electric power generation and transmission systems. Ch. 2008-191, <u>Laws of Florida</u> .	163.3177(6)(a)		Transportation and Future Land Use Element Data	
183	(6)(b): Establishes requirement for incorporation of transportation strategies to address reduction in greenhouse gas emissions from the transportation sector.	163.3177(6)(a)		Transportation Element	
	(6)(d): Establishes requirement to address factors that affect energy conservation.			Data Requirement	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
	(6)(f): Establishes requirement to address energy efficiency in the design and construction of new housing. Regarding workforce housing, establishes criteria for counties to receive state affordable housing funding.			Housing Element	
	(6)(j): For local governments within an urbanized area, and for the purposes relating to Section 339.175, the Transportation Element must incorporate transportation strategies to address the reduction in greenhouse gas emissions from the transportation sector.			Transportation Element	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
184	The Future Land Use Plan must be based upon greenhouse gas reduction strategies. Ch. 2008-191, <u>Laws of Florida</u> .	163.3177(6)(a)		Future Land Use Element	
185	The Traffic Circulation Element must include transportation strategies to address reduction in greenhouse gas emissions. Ch. 2008-191, <u>Laws of Florida</u> .	163.3177(6)(b)		Transportation Element	
186	The Conservation Element must include factors that affect energy conservation. Ch. 2008-191, <u>Laws of Florida</u> .	163.3177(6)(d)		Conservation Element	
187	The Future Land Use Map Series must depict energy conservation. Ch. 2008-191, <u>Laws of Florida</u> .	163.3177(6)(d)		Future Land Use Map Series	
188	The Housing Element must include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources. Ch. 2008-191, <u>Laws of Florida</u> .	163.3177(6)(f)1.h and i		Housing Element	
189	Local governments within an MPO area must revise their Transportation Element to include strategies to reduce greenhouse gas emissions. Ch. 2008-191, <u>Laws of Florida</u> .	163.3177(6)(j)		Transportation Element	



5. SPECIAL TOPICS

Changes to Chapter 163, F.S. 1991 – 2008		Ch. 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element	N/A
190	Various changes were made in the State Comprehensive Plan (Chapter 187, F.S.) that address low-carbon-emitting electric power plants. See Section 5 of Chapter 2008-227, <u>Laws of Florida</u> .	State Comprehensive Plan			N/A



5. SPECIAL TOPICS

B. RELEVANT CHANGES TO RULE 9J-5, FLORIDA ADMINISTRATIVE CODE, 1989 – 2003

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
6	<b>Defined</b> transportation concurrency management area, transportation demand management, transportation system management, and Transportation Mobility Element. <i>Note: Definitions of TCMA and TME were repealed March 23, 1994.</i>	9J-5.003			Definitions
7	Authorized local governments to establish optional <b>transportation concurrency management areas</b> and provided requirements for such areas. <i>Note: This rule was repealed March 23, 1994.</i>	9J-5.0057	N/A		
8	Required <b>transportation concurrency management areas</b> to be shown on the Future Land Use Map.	9J-5.006(4)(a)	N/A		
9	Required CIE to ensure <b>concurrency management areas</b> are implemented, if designated.	9J-5.016	N/A		
10	<b>Defined</b> central business district, coastal area, Evaluation and Appraisal Report, partial Evaluation and Appraisal Report, proposed Evaluation and Appraisal Report, sufficiency review, and very low-income family. <i>Note: Definition of very low income family repealed March 21, 1999.</i>	9J-5.003	N/A		



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
11	<b>Revised definition</b> of coastal high hazard areas and modified definition of coastal area and included the term coastal planning area. <i>Note: The definition of coastal planning area was revised March 21, 1999.</i>	9J-5.003	N/A		
12	<b>Repealed definitions</b> of availability or available, transportation concurrency management area, and Transportation Mobility Element.	9J-5.003	N/A		
13	Required local comprehensive plans to include a countywide <b>marina siting plan</b> for participating local governments in the coastal area and <b>intergovernmental coordination</b> processes.	9J-5.005(1)(c)	N/A		
14	Revised <b>monitoring</b> and <b>evaluation</b> requirements to include a description of the public participation process and components of the evaluation and appraisal process. <i>Note: Revised February 25, 2001.</i>	9J-5.005(7)			Public Participation
15	Added procedures for transmittal and review of <b>evaluation &amp; appraisal reports</b> and <b>evaluation and appraisal amendments</b> . <i>Note: Repealed March 21, 1999 and February 25, 2001.</i>	9J-5.0053			None – Procedural Change



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
16	Revised requirements for the concurrency management system to include provision regarding <b>level of service standards</b> , and <b>minimum requirements for concurrency</b> , and authorized local governments to incorporate within their concurrency management system optional long-term concurrency management systems, transportation concurrency management areas, transportation concurrency exception areas, concurrency exceptions for projects that promote public transportation, and provisions for private contributions to local government capital improvement planning.	9J-5.0055			None – Procedural Change
17	Repealed provisions authorizing establishment of optional <b>transportation concurrency management areas</b> and providing requirements for such areas.	9J-5.0057	N/A		
18	Required the Future Land Use Element for coastal counties and municipalities that have dredge spoil disposal responsibilities to identify any existing <b>dredge spoil disposal sites</b> and include an analysis of the need for additional dredge spoil disposal sites.	9J-5.006(1)(f) and 9J-5.006(2)(f)	N/A		



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
19	Required the Future Land Use Element to include an analysis of <b>proposed development and redevelopment</b> based upon hazard mitigation reports.	9J-5.006(2)(g)			Future Land Use Element
20	Required the Future Land Use Element to include objectives encouraging elimination or reduction of uses that are inconsistent with an <b>interagency hazard mitigation report</b> and ensure the availability of <b>dredge spoil disposal sites</b> for coastal counties and cities.	9J-5.006(3)(b)			Future Land Use Element
21	Required policies of the Future Land Use Element to designate <b>dredge spoil disposal sites</b> for affected coastal counties and municipalities and establish <b>site selection criteria</b> for future dredge spoil disposal sites.	9J-5.006(3)(c)	N/A		
22	Required local governments to adopt the <b>level of service standards</b> established by the Department of Transportation for facilities on the Florida Intrastate Highway System and adopt adequate level of service standards for all other transportation facilities. <i>Note: 9J-5.007 repealed February 20, 1996, and replaced by 9J-5.019.</i>	9J-5.007(3)(c)	N/A		



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
23	Required the Ports, Aviation and Related Facilities Element to include an analysis of the need for additional <b>dredge spoil disposal sites</b> for existing and proposed ports. <i>Note: 9J-5.009 repealed February 20, 1996, and replaced by 9J-5.019, F.A.C.</i>	9J-5.009(2)(c)	N/A		
24	Required the <b>Housing Element inventory and analysis</b> to:	9J-5.010(1) and (2)			Housing Element
	<ul style="list-style-type: none"> <li>Use <b>data</b> from the affordable housing needs assessment;</li> </ul>				Housing Element
	<ul style="list-style-type: none"> <li>Address <b>housing needs</b> of existing and future residents;</li> </ul>				Housing Element
	<ul style="list-style-type: none"> <li>Avoid the <b>concentration</b> of affordable housing; and</li> <li>Address the needs of <b>very low-income families</b> as well as low- and moderate- income families.</li> </ul>				Housing Element
25	Required <b>Housing Element objectives</b> to address:	9J-5.010(3)			Housing Element
	<ul style="list-style-type: none"> <li>Housing <b>needs</b> of current and future residents;</li> </ul>				Housing Element
	<ul style="list-style-type: none"> <li><b>Sites and distribution</b> of housing for very low-income and low-income families; and</li> <li>Use of job training, job creation and economic <b>solutions</b> to address affordable housing concerns.</li> </ul>				Housing Element
26	Required Coastal Management Element inventories and analyses to coordinate with the county marina siting plan.	9J-5.012(2)	N/A		



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
27	<b>Required</b> Coastal Management Element policies to:	9J-5.012(3)	N/A		
	<ul style="list-style-type: none"> <li>Incorporate recommendations from <b>interagency hazard mitigation reports</b>;</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>Address the relocation, mitigation or replacement of <b>infrastructure</b> within the coastal high-hazard area;</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>Include criteria consistent with the countywide <b>marina siting plan</b>; and</li> </ul>		N/A		
<ul style="list-style-type: none"> <li>Include a procedure to resolve inconsistencies between the local comprehensive plan and the <b>deepwater port master plan</b>.</li> </ul>					
28	Required affected local governments to incorporate the <b>marina siting plan</b> in the Coastal Management Element.	9J-5.012(4)	N/A		
29	Required objectives of the Intergovernmental Coordination Element to:	9J-5.015(3)	N/A		
	<ul style="list-style-type: none"> <li>Ensure coordination in the designation of new <b>dredge spoil disposal sites</b>;</li> <li>Involve the navigation and inlet districts, state and federal agencies, and the public in <b>identifying dredge spoil disposal sites</b>; and</li> </ul>		N/A		



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> <li>• <b>Resolve conflicts between a coastal local government and a public agency</b> seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee’s dispute resolution process.</li> </ul>		N/A		
30	Required and established criteria for local governments having all or part of their jurisdiction within the urbanized area of an MPO to <b>prepare and adopt a Transportation Element</b> which replaces the Traffic Circulation Element, the Mass Transit Element, and the Ports, Aviation and Related Facilities Element.	9J-5.019			Transportation Element
31	Added provisions for settlement of conflicts through <b>compliance agreements</b> .				None – Procedural Change



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
32	<p><b>Defined</b> adjusted for family size, adjusted gross income, affordable housing, agency, amendment, clustering, compatibility, composition, density, development, development controls, distribution, environmentally sensitive lands, extent, facility availability, flood-prone areas, functional relationship, high recharge area, hurricane vulnerability zone, intensity, manufactured home, moderate-income household, natural drainage flow, natural groundwater aquifer recharge areas or natural groundwater recharge areas, new town, pattern, potable water wellfield, purchase of development rights, rural area, rural village or rural activity center, stormwater basin, stormwater facilities, stormwater management system, suitability, transfer of development rights, urban area, urban sprawl, very low-income household, wellhead protection area, and wetlands.</p> <p><i>Note: The definitions of adjusted for family size, adjusted gross income, development, and high recharge area were repealed and the definitions of affordable housing and wetlands were revised March 21, 1999.</i></p>	9J-5.003			Definitions



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
33	<b>Revised definitions</b> of areas subject to coastal flooding, conservation uses, deepwater ports, estuary, low-income household, mobile home, natural reservations, and oceanic waters.	9J-5.003			Definitions
34	<b>Revised comprehensive plan content</b> requirements to clarify that the Future Land Use Map or Map Series must be included in the adopted comprehensive plan.	9J-5.005(1)			None – Procedural Change
35	Required all goals, objectives, policies, standards, findings and conclusions of the comprehensive plan and plan amendments to be based upon <b>analysis</b> as well as data, explained the meaning of being <b>based upon data</b> , referenced the Department of Community Affairs’ guide to <b>data sources</b> and National Wetland Inventory Maps, and authorized local governments to submit textual portions of their plan or amendment on <b>electronic processing storage media</b> .	9J-5.005(2)			None – Procedural Change
36	Required <b>goals, objectives and policies</b> to establish standards for the use of land and guidelines for land development regulations.	9J-5.005(6)			None – Procedural Change



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
37	Required plan amendments exempt from the twice-per-year restriction under the development of regional impact provision to be transmitted as required by law and revised <b>adoption by reference</b> requirements. <i>Note: Adoption by reference requirements were further revised March 21, 1999.</i>	9J-5.005(8)			None – Procedural Change
38	Authorized local governments to recognize in their comprehensive plans, statutory and common law <b>vested rights</b> .	9J-5.005(8)			Optional
39	Required public <b>potable water wells</b> and <b>wellhead protection areas</b> to be shown on existing land use map or map series and provided that <b>educational uses, public buildings and grounds, and other public facilities</b> may be shown as one land-use category.	9J-5.006(1)		Future Land Use Element	
40	Required policies of the Future Land Use Element to address protection of potable water wellfields by designating appropriate activities and land uses within <b>wellhead protection areas</b> .	9J-5.006(3)		Future Land Use Element	



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
41	Required public <b>potable waterwells, wellhead protection areas</b> , and <b>coastal high-hazard areas</b> to be shown on the Future Land Use Map and provided that <b>educational uses, public buildings and grounds, and other public facilities</b> may be shown as one land-use category. Provided that if <b>mixed-use categories</b> are used, policies must specify types of land uses allowed, the percentage of distribution among the mix of uses or other objective measurement, and the density and intensity of each use.	9J-5.006(4)		Future Land Use Element	
42	Provided criteria for reviewing local comprehensive plans and plan amendments for adequacy in discouraging the proliferation of <b>urban sprawl</b> , including indicators of sprawl and measures for evaluating land uses, local conditions, and development controls.	9J-5.006(5)			None – Procedural Change
43	Required the Housing Element to address housing for <b>moderate-income, low-income and very low-income</b> households, group homes, foster care facilities, and households with special housing needs, including rural and farmworker housing.	9J-5.010			Housing Element
44	Required the Housing Element <b>analysis</b> to address the existing housing delivery system.	9J-5.010(2)(e)			None – Procedural Change



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
45	Required objectives of the Housing Element to address adequate sites for <b>mobile and manufactured homes</b> .	9J-5.010 (3)(b)3.		Housing Element	
46	<b>Required policies</b> of the Housing Element to:	9J-5.010(3)(c)			Housing Element
	<ul style="list-style-type: none"> <li>• Include specific programs and actions to streamline the <b>permitting process</b> and minimize costs and delays for housing;</li> </ul>				Housing Element
	<ul style="list-style-type: none"> <li>• Establish principles and criteria guiding the location of <b>manufactured homes</b>;</li> </ul>				Housing Element
	<ul style="list-style-type: none"> <li>• Identify interlocal agreements with nearby local governments to provide <b>affordable housing</b>; and</li> </ul>				Housing Element
	<ul style="list-style-type: none"> <li>• Designate sufficient sites at sufficient densities to accommodate <b>affordable housing</b>.</li> </ul>				Housing Element
47	Required the data and analysis of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to identify major <b>natural drainage features</b> and <b>natural groundwater aquifer recharge areas</b> , including areas identified by the Water Management District as <b>prime or high groundwater recharge areas</b> .	9J-5.011(1)(g)			Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element Data



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
48	Required the policies of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to establish <b>water quality standards for stormwater recharge</b> .	9J-5.011(2)(c)			Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element
49	Required the Conservation Element to identify and analyze <b>groundwater</b> and important <b>fish or shellfish areas</b> .	9J-5.013(1)			Conservation Element Data
50	Required policies of the Conservation Element to address land uses known to affect adversely the quality and quantity of <b>water sources</b> , including natural groundwater recharge areas, wellhead protection areas and surface waters used as a source of public water supply, and the protection and conservation of <b>wetlands</b> .	9J-5.013(2) and (3)		Conservation Element	



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
51	<b>Repealed rule requirements</b> for the Traffic Circulation, Mass Transit, Ports, Aviation and Related Facilities Elements. <i>Note: Certain local governments must continue to prepare these Elements pursuant to 163.3177, F.S., and 9J-5.019, F.A.C.</i>	9J-5.007, 9J-5.008, and 9J-5.009	N/A		
52	<b>Repealed rule requirements</b> for the Recreation and Open Space Element. <i>Note: Section 163.3177, F.S., requires local governments to prepare this Element.</i>	9J-5.014	N/A		
53	<b>Repealed rule requirements</b> for consistency of local government comprehensive plans with Comprehensive Regional Policy Plans and with the State Comprehensive Plan. <i>Note: Local government comprehensive plans are required by Section 163.3184(1)(b), F.S., to be consistent with the applicable Strategic Regional Policy Plan and the State Comprehensive Plan.</i>	9J-5.021	N/A		
54	Established requirements for the <b>Public School Facilities Element</b> for public school concurrency for local governments that adopt school concurrency.	9J-5.025			Public School Facilities Element
55	<b>Defined</b> public transit and stormwater management facilities.	9J-5.003			Definitions



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
56	<b>Revised the definitions</b> of affordable housing, coastal planning area, port facility, and wetlands.	9J-5.003			Definitions
57	<b>Repealed the definitions</b> of adjusted for family size, adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, and very low-income family.	9J-5.003			Definitions
58	<b>Revised provisions</b> relating to <b>adoption by reference</b> into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)			None – Procedural Change
59	<b>Repealed transmittal requirements</b> for proposed Evaluation & Appraisal Reports (EARs), submittal requirements for adopted EARs, criteria for determining the sufficiency of adopted EARs, procedures for adoption of EARs. <i>Note: Transmittal requirements for proposed EARs and submittal requirements for adopted EARs were incorporated in Rule Chapter 9J-11, F.A.C.</i>	9J-5.0053(2)-(5)			None – Procedural Change
60	Repealed conditions for <b>de minimis impact</b> and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)(c)6			Concurrency Management System to be Consistent With 163.3180(6)



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
61	Required the Future Land Use Map to show the <b>transportation concurrency exception area</b> boundaries if designated and it may show areas for possible future municipal incorporation.	9J-5.006(4)(a) and (4)(f)	N/A		
62	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of <b>high recharge</b> and <b>prime recharge</b> areas.	9J-5.011(2)(b)5		Natural Groundwater Aquifer Recharge Sub-Element	
63	<b>Repealed the Intergovernmental Coordination Element process</b> to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities and provisions relating to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs.	9J-5.015(4)	N/A		
64	Clarified that local governments not located within the urban area of a MPO are required to adopt a <b>Traffic Circulation Element</b> that local governments with a population of 50,000 or less are not required to prepare <b>Mass Transit and Ports, Aviation and Related Facilities Elements</b> .	9J-5.019(1)			Change Title of Traffic Circulation Element to Transportation Element



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
65	<p><b>Required objectives</b> of the Transportation Element to:</p> <ul style="list-style-type: none"> <li>• Coordinate the siting of new, or expansion of existing <b>ports, airports, or related facilities</b> with the Future Land Use, Coastal Managements, and Conservation Elements;</li> <li>• Coordinate surface transportation access to ports, airports, and related facilities with the traffic circulation system;</li> <li>• Coordinate ports, airports, and related facilities plan with plans of other transportation providers;</li> <li>• Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation.</li> </ul>	9J-5.019(4)(b)	N/A		
66	<p><b>Required policies</b> of the Transportation Element to:</p> <ul style="list-style-type: none"> <li>• Provide for safe and convenient <b>on-site traffic flow</b>;</li> </ul>	9J-5.019 (4)(c)15		Transportation Element	
	<ul style="list-style-type: none"> <li>• Establish measures of the acquisition and preservation of public <b>transit</b> rights-of-way and corridors;</li> </ul>				Transportation Element
	<ul style="list-style-type: none"> <li>• Promote ports, airports and related facilities <b>development and expansion</b>;</li> </ul>		N/A		



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> <li>Mitigate adverse <b>structural</b> and <b>non-structural impacts</b> from ports, airports and related facilities;</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>Protect and conserve <b>natural resources</b> within ports, airports and related facilities;</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>Coordinate intermodal <b>management of surface and water transportation</b> within ports, airports, and related facilities; and</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li><b>Protect</b> ports, airports and related facilities from encroachment of incompatible land uses.</li> </ul>		N/A		
67	Added standards for the review of <b>land development regulations</b> by the Department of Community Affairs.	9J-5.022			None – Procedural Change
68	Added criteria for determining consistency of <b>land development regulations</b> with the comprehensive plan.	9J-5.023			None – Procedural Change
69	<b>Defined</b> “general lanes.”	9J-5.003			Definitions
70	<b>Revised the definition</b> of “marine wetlands.”	9J-5.003	N/A		
71	<b>Repealed the definition</b> of “public facilities and services.”	9J-5.003			Definitions
72	<b>Revised procedures</b> for monitoring, evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)			None – Procedural Change
73	<b>Repealed requirements</b> for Evaluation & Appraisal Reports and evaluation and appraisal amendments.	9J-5.0053	N/A		



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
74	Revised concurrency management system requirements to include provisions for establishment of <b>public school concurrency</b> .	9J-5.005(1) and (2)			Concurrency Management System
75	Authorized local governments to establish multimodal transportation <b>level of service standards</b> and established requirements for <b>multimodal transportation districts</b> .	9J-5.0055(2)(b) and (3)(c)			Transportation Element
76	Authorized local governments to establish <b>level of service standards</b> for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)			Transportation Element Option
77	Provide that <b>public transit</b> facilities are not subject to concurrency requirements.	9J-5.0055(8)			None – Procedural Change
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a <b>proportionate share contribution</b> .	9J-5.0055(9)			None – Procedural Change
79	Required the Future Land Use Map to show <b>multimodal transportation district</b> boundaries, if established.	9J-5.006(4)(a)	N/A		
80	Authorized local governments to establish <b>multimodal transportation districts</b> and, if established, required local governments to establish design standards for such districts.	9J-5.006(6)			Optional – Not Recommended



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
81	Required data for the Housing Element include a description of <b>substandard dwelling units</b> and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.	9J-5.010(1)(c)			Housing Element Data
82	Authorized local governments to supplement the <b>affordable housing needs assessment</b> with locally generated data and repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)			Housing Element Data
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of <b>interlocal agreements</b> within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for <b>public school concurrency</b> .	9J-5.015(3)(b)5 and 6		Intergovernmental Coordination Element	



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
84	<p>Required the Intergovernmental Coordination Element to include:</p> <ul style="list-style-type: none"> <li>• Policies that provide procedures to identify and implement <b>joint planning areas</b> for purposes of annexation, municipal incorporation and joint infrastructure service areas;</li> </ul>	9J-5.015(3)(c)			Intergovernmental Coordination Element
	<ul style="list-style-type: none"> <li>• Recognize <b>campus master plan</b> and provide procedures for coordination of the campus master development agreement;</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>• Establish joint processes for <b>collaborative planning</b> and decision-making with other units of local government;</li> </ul>			Intergovernmental Coordination Element	
	<ul style="list-style-type: none"> <li>• Establish joint processes for collaborative planning and decision making with the school board on <b>population projections</b> and siting of <b>public school facilities</b>;</li> </ul>			Intergovernmental Coordination Element	
	<ul style="list-style-type: none"> <li>• Establish joint processes for the siting of facilities with <b>countywide significance</b>; and</li> </ul>				Intergovernmental Coordination Element
	<ul style="list-style-type: none"> <li>• Adoption of an interlocal agreement for <b>school concurrency</b>.</li> </ul>			Agreement Adopted	



5. SPECIAL TOPICS

Changes to Rule 9J-5, F.A.C., 1989 – 2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
85	Required the Capital Improvements Element to include (1) implementation measures that provide a five-year financially feasible <b>public school facilities</b> program that demonstrates the adopted level of service standards will be achieved and maintained, and (2) a schedule of capital improvements for <b>multimodal transportation districts</b> , if locally established.	9J-5.016(4)(a)	(2) N/A	(1) Capital Improvements Element	
86	Required the Transportation Element analysis for <b>multimodal transportation districts</b> to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)	N/A		
87	Required Transportation Element objectives for <b>multimodal transportation districts</b> to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)	N/A		
88	Authorized local governments to establish <b>level of service standards</b> for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.019(4)(c)			Transportation Element Option



5. SPECIAL TOPICS

**C. CHANGES TO THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL STRATEGIC REGIONAL POLICY PLAN**

The Strategic Regional Policy Plan (SRPP) for the Central Florida Regional Planning Council (CFRPC) and its constituent jurisdictions provides a long range guide for the physical, economic, and social development of the Region. The SRPP is a direction setting tool rather than a regulatory document. Its focus is to



strategically address certain systems which make up the Region. The systems or elements in the SRPP are mandated by the Florida Legislature. The SRPP is not merely a plan for the Regional Planning Council, it is a plan for all the cities and counties within the Region; those communities who are active participants in shaping a more healthy and sustainable future. The SRPP became effective on April 28, 1997, after the initial adoption of local government comprehensive plans. During the Evaluation and Appraisal process involved in updating a local government comprehensive plan, the previous plan is evaluated within the context of the SRPP.

The SRPP contains the following five elements:

- Natural Resources
- Economic Development
- Regional Transportation
- Affordable Housing
- Emergency Preparedness

Another major component of the SRPP is the documentation of Natural Resources of Regional Significance and Significant Regional Facilities. These materials document the Region's network of natural systems as they relate to developing urban and agricultural areas, as well as documenting historic resources and critical infrastructure; resources that preserve our heritage and provide the foundation of our future development.

The City of Arcadia has objectives in the plan relating to affordable housing, emergency preparedness, natural resources and transportation goal areas.





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5. SPECIAL TOPICS

**Natural Resources of Regional Significance and Significant Regional Facilities**

The most significant natural resources in the City of Arcadia are the Peace River, its floodplain and system of tributaries, and associated wetlands. The Peace River is vital to the region's water supply and river flow is seasonally distinct. The Peace River supports a host of natural wildlife and vegetative communities in the wetland areas. Wetlands are also a key feature of the landscape. As natural water storage, recharge and filtering systems, the wetlands provide a vital function. The wildlife habitat includes several endangered species. The river's ecosystem is threatened by runoff from phosphate mining and other industrial facilities. The City currently has policies and objectives in its Comprehensive Plan to ensure preservation of this delicate natural resource.

**Recommendation**

Continue coordination and implementation of the plan.



5. SPECIAL TOPICS

D. PUBLIC SCHOOL COORDINATION

The passage of Senate Bill 360, as enacted in 2005, made it a requirement for local governments to adopt a Public School Facilities Element (PSFE) and implementation of School Concurrency. The Interlocal Agreement for School Facility Planning is another tool used to encourage the “co-location” of schools and other community facilities such as parks, ball fields, libraries, and public safety facilities.



By December 1, 2008, non-exempt local governments in Florida must adopt a PSFE and revise their existing Interlocal Agreement for Public School Facility Planning to support the implementation of school concurrency.

The City has an interlocal agreement with DeSoto County and the School Board. The County is currently working to update the interlocal agreement and draft a PSFE for use by the County, City, and School Board.

The City has adopted by reference, the DeSoto County School District 5-year Facilities Work Program, as approved by the DeSoto County School Board for the years 2008/09 through 2012/13 and subsequent annual updates thereto, as part of its Schedule of Capital Improvements.



Arcadia is located in Desoto County and is served by a county-wide school district. The district is comprised of two elementary schools, one middle school, one high school and one kindergarten center.

All four of the schools are located within the City Limits of Arcadia. (See **Map 8 – Desoto County School Location Map – Within the City of Arcadia**)



5. SPECIAL TOPICS

**E. ASSESSMENT OF ARCADIA’S WATER SUPPLY**

The City of Arcadia maintains a municipal water system that provides potable water to permanent and seasonal residents within the City limits. The City operates one water treatment plant with the capacity to treat and distribute 3 million gallons of water per day (MGD).



The potable water level of service adopted in the Arcadia Comprehensive Plan is 102 gallons per capita per day (GPCD). The current average per capita per day demand is 134 GPCD. This figure is based on a population of 6,627. Water improvements to help meet future needs are included in the City’s Five-Year Capital Improvements Plan. A total of \$1,200,000 is budgeted.

**Conclusion**

The City must complete a 10-Year Water Supply Plan and submit the report to the Department of Community Affairs and the Water Management District in accordance with Chapter 163, Florida Statutes. After completion of the Plan, the Plan will be submitted to the Southwest Florida Water Management District. The Comprehensive Plan will then be amended to provide for a water supply sub-element and other supporting amendments. If these amendments are not complete by the time of the EAR deadline, they will be included as part of the EAR-based amendments.

The work plan projects the needs of the municipality’s water system for a ten-year period, identifies and prioritizes the supply facilities and sources (including conservation and reuse) to meet those needs, and documents system improvements in the first six years of Arcadia’s Capital Improvements Program (CIP).

This plan will address the requirements listed below:

1. *Coordinate all aspects of the comprehensive plan with the Southwest Florida Water Management District’s (SWFWMD) Regional Water Supply Plan.*
2. *Revise the Potable Water Element considering the SWFWMD’s Regional Water Supply Plan.*
3. *Revise the Potable Water Element to include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing facilities for which the local government is responsible.*



5. SPECIAL TOPICS

4. *Revise the Conservation Element to ensure that projected water needs and sources are for at least a 10-year planning period and that full consideration is given to the Regional Water Supply Plan.*
5. *Revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the Regional Water Supply Plan.*
6. *Consider, during preparation of the Evaluation and Appraisal Report, the Regional Water Supply Plan.*
7. *Consider, during preparation of the Evaluation and Appraisal Report, the need to revise the Potable Water Element to include the Water Supply Facilities Work Plan.*



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**6. CONCLUSIONS/RECOMMENDATIONS**

**CONCLUSIONS**

The Evaluation and Appraisal Report (EAR) is intended to evaluate how successful the City of Arcadia's Comprehensive Plan has been in addressing major community issues as well as land planning issues. In addition, the EAR provides recommendations as to how the Comprehensive Plan should be revised to address community objectives, changing conditions, trends affecting the community, and changes in state requirements more effectively.

The major issues identified by the City of Arcadia through public workshops and input from state and regional agencies included:

- **NATURAL RESOURCES**
- **DOWNTOWN REDEVELOPMENT / ECONOMIC DEVELOPMENT**
- **INTERGOVERNMENTAL COORDINATION**
- **HOUSING / HISTORIC PRESERVATION**

The City of Arcadia completed its first EAR in 2008 although it was due in the year 1998. The EAR based amendments were not completed. Taking into consideration the time lapse, the 2009 EAR will allow for the City to update its Comprehensive Plan to comply with the changes in the Florida State Statutes and the Florida Administrative Code as well as to improve upon the Goals, Objectives, and Policies. These changes will be addressed in the City's EAR-based Comprehensive Plan Amendments.

All Elements of the Plan will need to be revised and updated to include new information or references. These "corrective" amendments may include text, tables, maps, figures and Goals, Objectives, and Policies (GOPs). Many of the agency and statutory references in the Plan are outdated and need revision.

The EAR reviewed each of these major issues in relation to the Goals, Objectives, and Policies of the Comprehensive Plan and the current implementation strategies set forth by the City. In conducting the EAR, it is apparent that through the Comprehensive Plan, there are polices which address components of the major issues. However, more detailed policies, as well as concerted municipal implementation of those policies, are needed.

Below is a brief overview of the major issues in relation to the Comprehensive Plan and City implementation.



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**6. CONCLUSIONS/RECOMMENDATIONS**

**With regard to the issue of Natural Resources:**

- Much of the immediate vicinity of the Peace River is designated as a conservation area on the Future Land Use Map. No development, except that which supports the designation, is permissible near this area. Other land in the vicinity of the Peace River is designated as Recreation/Open Space. This designation also prohibits development other than that associated with recreation, similar to the development permissible in the Conservation Future Land Use designation.
- Through additional policies in the Conservation Element, the City can further improve and promote the conservation of environmental lands and aesthetic qualities while allowing new development.

**With regard to the issue of Downtown Redevelopment/Economic Development:**

- The City is considering creating a Community Redevelopment Area (CRA). The CRA will give the City an opportunity to define an area in need of development and redevelopment to eliminate blight and to appoint a Community Redevelopment Agency to devise and recommend a plan for redevelopment of the area.
- Arcadia's downtown offers many antique and specialty shops, art galleries, parks, eateries and a friendly, county atmosphere. The governmental and banking centers of Desoto County are located in Arcadia's historic central business district on Oak Street.
- The City may consider the development of an overlay district for the southwest area of the City to promote revitalization and redevelopment. The City may also consider amending the Future Land Use Element to promote business and business development expansion through partnerships among State, Regional, and local economic development organizations.
- The City may consider adopting a historic designated overlay for the Arcadia Downtown District.



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**6. CONCLUSIONS/RECOMMENDATIONS**

**With regard to the issue of Housing/Historic Preservation:**

- Currently, housing needs are being met by the public and private sectors. A number of housing structures through the use of Community Development Block Grant dollars have been constructed within the City.
- It is important that the Housing Element helps to ensure that incentives are available for various types of development to occur and to assist the City in making sure the provision of public facilities and services are in place.
- Arcadia has a 58-block historic district with more than 370 turn of the century buildings and houses listed on the National Register of Historic Places.
- The City should consider amending the Future Land Use Element with regard to density bonuses for affordable housing. More definitive policies would further detail density bonuses with regard to allowing for a more dense Future Land Use designation.
- The City may consider adopting a historic designated overlay for the Arcadia Downtown District.

**With regard to the issue of Intergovernmental Coordination:**

- The City of Arcadia is currently coordinating with the School Board of DeSoto County to update the Interlocal Agreement for School Concurrency and adopt a Public School Facilities Element.
- Current policies in the Intergovernmental Coordination Element provide for coordination between the City and the County as well as other local jurisdictions and government agencies.
- The City may consider adding policies to promote cooperative planning in adjacent areas of unincorporated DeSoto County.
- The City is continuing to work to coordinate with the County with regard to looping the City and County water systems as well as to provide for areas of joint planning along the outside boundaries of the City.



## 6. CONCLUSIONS/RECOMMENDATIONS

### **RECOMMENDATIONS**

Based on this evaluation, the report recommends how the Comprehensive Plan should be revised to better address community objectives and changing conditions and trends affecting the community. Overall, the Comprehensive Plan has been successful in meeting the needs of the City of Arcadia; however, revisions and updates are needed. The EAR-based amendments should include text, tables, maps, figures, and revisions to the Goals, Objectives, and Policies (GOPs).

Below is a list of suggested recommendations for revisions to the City of Arcadia's Comprehensive Plan to address community objectives, changing conditions, trends affecting the community, and changes in state requirements more effectively. The recommendations are organized by category including major issues, as well as changes to Florida Statutes and the Florida Administrative Code. The recommendations are based on the Identified Major Issues and required Special Topics, found in Chapters 3 through 5 of this Report.

#### **Future Land Use and Mapping**

- *Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the Element to improve future measurability.*
- *Amend the Future Land Use Map series and the environmental map series (wetlands, floodplains, soils, and habitat) to include newly annexed lands.*
- *Evaluate the Future Land Use categories for additions, deletions, and/or adjustments to provide a better range of use categories for residential and commercial uses and for the promotion of economic development.*
- *Amend the Future Land Use Map series to depict energy conservation and greenhouse gas reduction strategies. Ch. 2008-191, LOF.*
- *Amend the Future Land Use Element to include policies to support the Community Redevelopment Agency that will provide for business expansion and economic development.*
- *Revise the Conservation and the Recreation and Open Space Land Use categories to recognize the Peace River as an environmentally sensitive area.*



## 6. CONCLUSIONS/RECOMMENDATIONS

- *Evaluate Policy 7.1 of the Future Land Use Element with regard to density bonuses for affordable housing. More definitive policies would further detail density bonuses with regard to allowing for a more dense Future Land Use designation.*
- *Consider a development overlay district for the southwest area of the City to promote revitalization and redevelopment.*
- *Amend the Future Land Use Element to promote business and business development expansion through partnerships among State, Regional, and local economic development organizations.*
- *Update policies to continue to promote the preservation of historic structures while encouraging economic development.*
- *Consider adopting a historic designated overlay for the Arcadia Downtown District.*

### Transportation

- *Add new objectives and policies to address Section 163.31776 (a-j), Florida Statutes, related to energy efficiency and energy conservation. The City shall also amend the Land Development Code to address energy efficiency and energy conservation.*
- *Amend all level of service standards for consistency with the Florida Department of Transportation Strategic Intermodal System (SIS) and the Florida Intrastate Highway System (FIHS).*
- *Include a revised Future Transportation Map to identify the roadway network consistent with 9J-5.019. Update the Roadway Functional Classification Map to reflect any changes in functional classification and the agencies responsible for road maintenance.*
- *Re-evaluate and revise all policies that are not achievable and are out of date to set measurable targets and review every objective in the Element to improve the future measurability.*
- *Continue to coordinate with FDOT to prioritize transportation needs for Arcadia.*



## 6. CONCLUSIONS/RECOMMENDATIONS

### Intergovernmental Coordination

- *Update the milestones and the planning periods.*
- *Add a policy to provide for coordination with the Heartland 2060 Vision.*
- *Include policies to coordinate with the DeSoto County Emergency Management Department to locate hurricane shelters and evacuation routes in the City and to determine hurricane shelter space availability and the effect of an increased evacuating population on evacuation clearance times and routes.*
- *Consider adding policies to promote cooperative planning in adjacent areas of unincorporated DeSoto County.*

### Housing/Historic Preservation

- *Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the Element to improve the future measurability.*
- *Add new objectives and policies to address Florida Statute 163.31776 (a-j), related to energy efficiency and energy conservation to include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources.*
- *Amend the Comprehensive Plan to provide policies to promote infill development and redevelopment as an important tool to encourage affordable housing and maintain a current existing land use map, which clearly identifies vacant parcels.*
- *Add new goals and supporting objectives and policies to reduce the cost of housing construction by eliminating unnecessary regulatory practices and to increase the quality and quantity of housing for farm workers.*
- *Amend the Housing Element to encourage cooperation with nonprofit groups and the private sector to improve the efficiency and expand the capacity of the housing delivery process.*
- *Provide additional policies encouraging the preservation of historic homes.*



## 6. CONCLUSIONS/RECOMMENDATIONS

### Infrastructure/Level of Service

- *Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the element to improve the future measurability.*
- *The level of service standard for water should be revisited to determine if it should be increased due to the City's demand.*
- *Amend this Element to support the 10 Year Water Supply Facilities Work Plan.*

### Conservation

- *Re-evaluate and revise all policies that are not achievable and that are outdated to set measurable targets and review every objective in the element to improve the future measurability.*
- *Add new objectives and policies to address Florida Statute 163.31776 (a-j), related to energy efficiency and energy conservation. The City shall also amend the Land Development Code to address energy efficiency and energy conservation.*
- *Consider updating all maps as annexations occur, including the Wetlands, Floodplains, Soils and Surface Minerals Maps and maintain maps showing environmentally sensitive lands.*
- *Amend the Conservation Element to support the 10-Year Water Supply Facilities Work Plan.*

### General

- *Include text amendments to all Plan Elements to correct redundancies among policies and objectives. Policies should be re-evaluated and revised to set measurable targets and improve future measurability.*
- *Delete definitions from the adopted portion of the Comprehensive Plan and place definitions in an appendix to the Comprehensive Plan.*
- *Add policies and objectives to the Future Land Use, Housing, Transportation and Conservation Elements regarding energy use reduction strategies, and transportation strategies to reduce greenhouse gas emissions from the transportation sector and to address factors that affect energy conservation (as detailed in Chapter 163, F.S.).*



## 6. CONCLUSIONS/RECOMMENDATIONS

- *Amend the level of service (LOS) standard for solid waste to be consistent with Desoto County's LOS. The County provides county-wide solid waste disposal.*
- *The City should consider amending the Glossary of Terms/Definitions to update the terms discussed in the EAR.*

### **Changes required by State Comprehensive Plan Chapter 163:**

- *Amend the Housing Element to permit accessory dwelling units in areas zoned for single family residential use based upon certain findings.*
- *Consider amending the Housing Element to recognize "extremely-low income persons" as another income group whose housing needs might be addressed by accessory dwelling units and defines such persons consistent with Section 420.0004(8), F.S. Ch. 2006-69, LOF.*
- *Amend the Housing Element to include an affordable housing land donation density incentive bonus; created by Ch. 2006-69, LOF, Section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice-per-year limitation on the frequency of plan amendment adoptions.*
- *Amend the Infrastructure Element to address protection of high recharge and prime recharge areas.*
- *Amend the Concurrency Management System in the Comprehensive Plan to be consistent with Chapter 163, F.S.*
- *Amend the Transportation Element to include strategies to reduce greenhouse gas emissions. Ch. 2008-191, LOF.*
- *Amend the Future Land Use Map series to depict energy conservation. Ch. 2008-191, LOF.*
- *Amend the Conservation Element to include factors that affect energy conservation. Ch. 2008-191, LOF.*
- *Amend the Future Land Use Element to propose greenhouse gas reduction strategies. Ch. 2008-191, LOF.*
- *Amend the Housing Element to address energy efficiency in the design and construction of new housing.*



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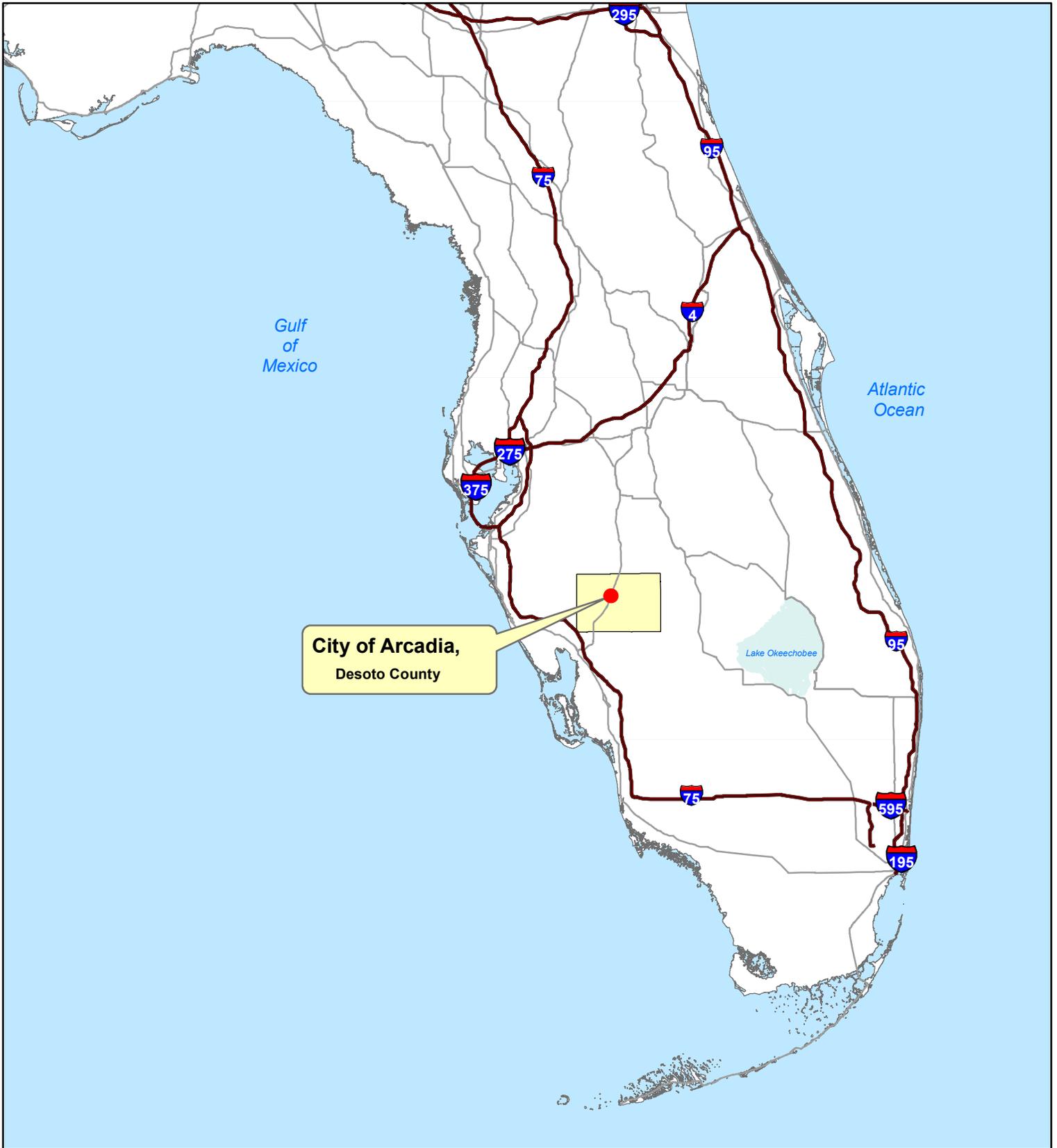
**6. CONCLUSIONS/RECOMMENDATIONS**

- *Amend the Future Land Use Map series to address energy conservation. Ch. 2008-191, LOF.*
- *Amend the Housing Element to include standards, plans and principles to be followed for energy efficiency in the design and construction of new housing and in the use of renewable energy resources. Ch. 2008-191, LOF.*
- *Amend the Interlocal Coordination Element by requiring it to include a process to determine if development proposals will have significant impacts on state or regional facilities.*

**Changes required by Florida Administrative Code Rule 9J-5:**

- *Amend objectives of the Infrastructure Element to address protection of high recharge and prime recharge areas.*
- *Revise the concurrency management system requirements to include provisions for establishment of public school concurrency.*
- *Amend Transportation LOS standards to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.*
- *Amend the Housing Element to include a description of substandard dwelling units and remove locally determined definitions of standard and substandard housing conditions.*
- *Establish joint processes for the siting of facilities with countywide significance.*

# MAP 1 - LOCATION OF THE CITY OF ARCADIA, FLORIDA



**City of Arcadia,**  
Desoto County

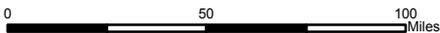
**DISCLAIMER:**  
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:  
Central Florida Regional Planning Council  
Florida Department of Transportation  
Desoto County Property Appraiser  
City of Arcadia



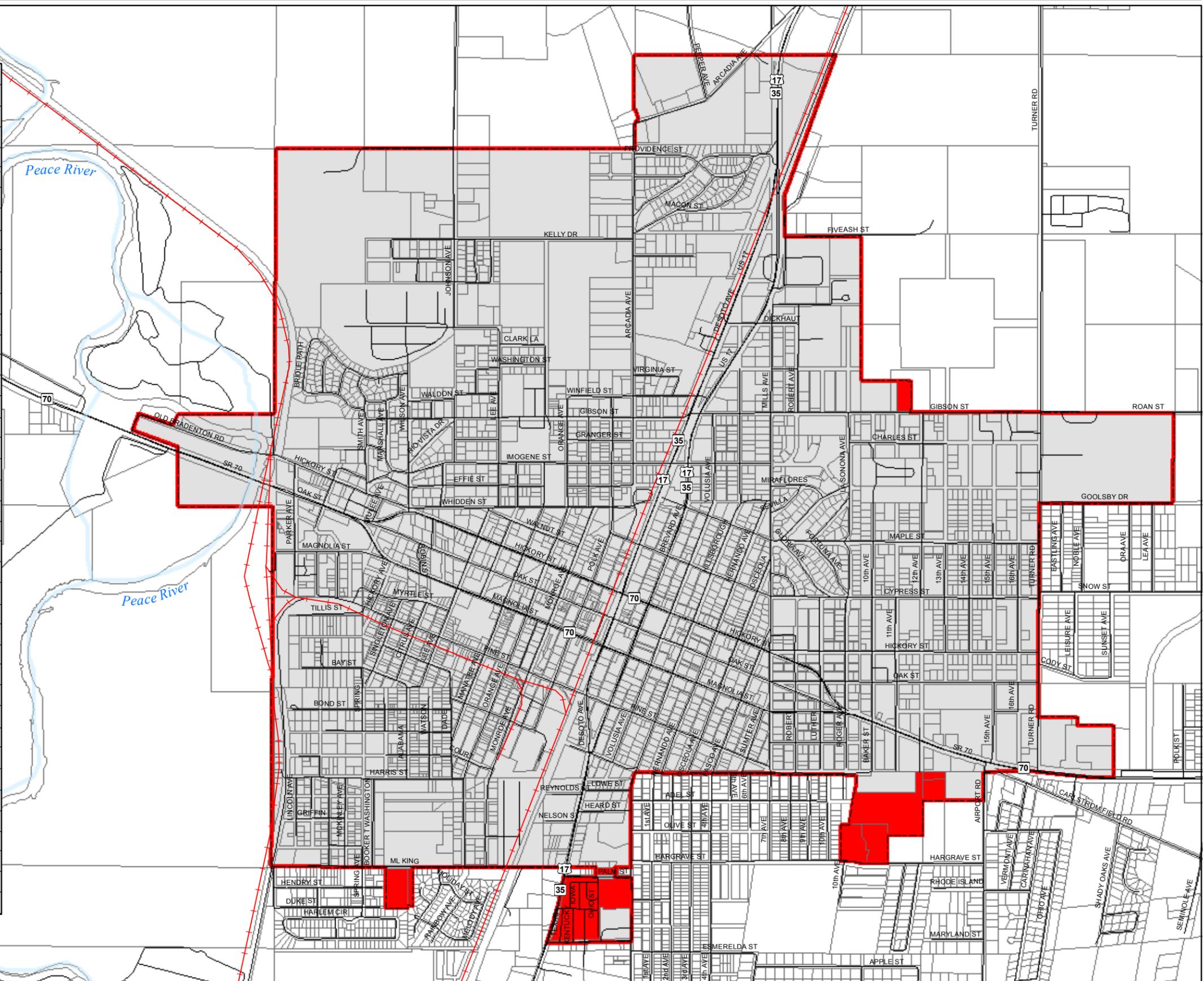
**CENTRAL FLORIDA REGIONAL PLANNING COUNCIL**

555 East Church Street, Bartow, FL 33830-3931  
P. O. Box 2089, Bartow, FL 33631-2089  
(863) 534-7130 - SUNCOM 515-2025  
Fax (863) 534-7138 - Toll Free (800) 297-8041  
www.cfrpc.org



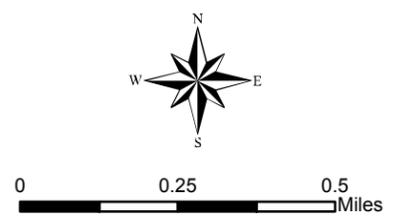
# MAP 2 - CITY OF ARCADIA - ANNEXATION MAP (YEAR 2001 - 2008)

ORD NUM	ANNEXATIONS	DATE
879	23 AC ANNEXED, N OF HARGRAVE ST, BETW BAKER ST & AIRPORT RD	16 JAN 01
886	17 AC ANNEXED, SE CORNER OF PALM ST & US 17	21 AUG 01
894	0.22 AC ANNEXED, W OF AIRPORT RD, N OF HARGRAVE ST, S OF SR 70	08 JAN 02
914	2.06 AC ANNEXED, N SIDE OF GIBSON ST, BETW 12TH AV & LASONONA AV	21 DEC 04
938	5.16 AC ANNEXED, S SIDE OF M L KING ST, BETW SPRING AVE & GOLDEN AV	04 NOV 07



**Legend**

- Major Roads
- Local Roads
- Railway
- Parcel Lines
- Annexations
- City Limits



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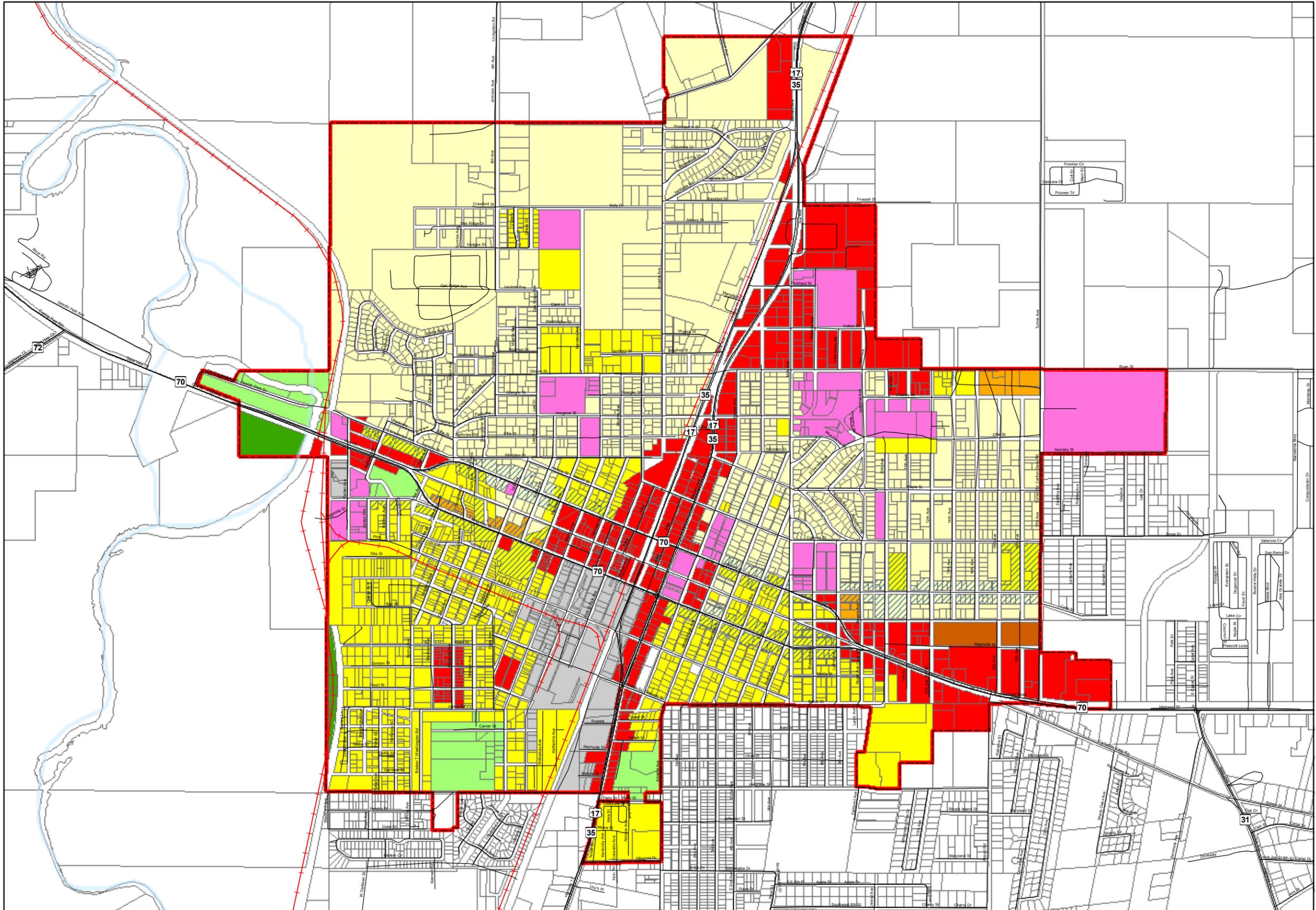
555 East Church Street, Bartow, FL 33830-3831  
 P.O. Box 2089, Bartow, FL 33831-2089  
 (883) 534-7130 - SUNGUM 818-2205  
 Fax (863) 534-7138 - Toll Free (800) 297-8041  
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**DISCLAIMER:**  
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**Data Sources:**  
 Central Florida Regional Planning Council  
 Florida Department of Transportation  
 Desoto County Property Appraiser  
 City of Arcadia

# MAP 3A - CITY OF ARCADIA - FUTURE LAND USE MAP



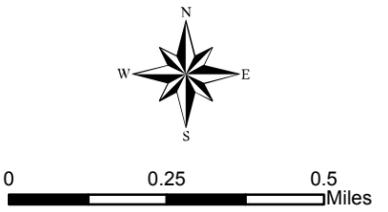
**LEGEND**

- Railway
- Roads
- Parcel
- Arcadia Boundary
- Water Bodies

**Future Land Use**

- Low Density Residential
- Low Density Residential (RPB Overlay)
- Medium Density Residential
- Medium Density Residential (RPB Overlay)
- High Density Residential
- High Density Residential (RPB Overlay)
- Business
- Mixed Use Business
- Industrial
- Public Building and Grounds
- Recreation and Open Space
- Conservation

RPB Overlay = Residential, Professional and Business Overlay



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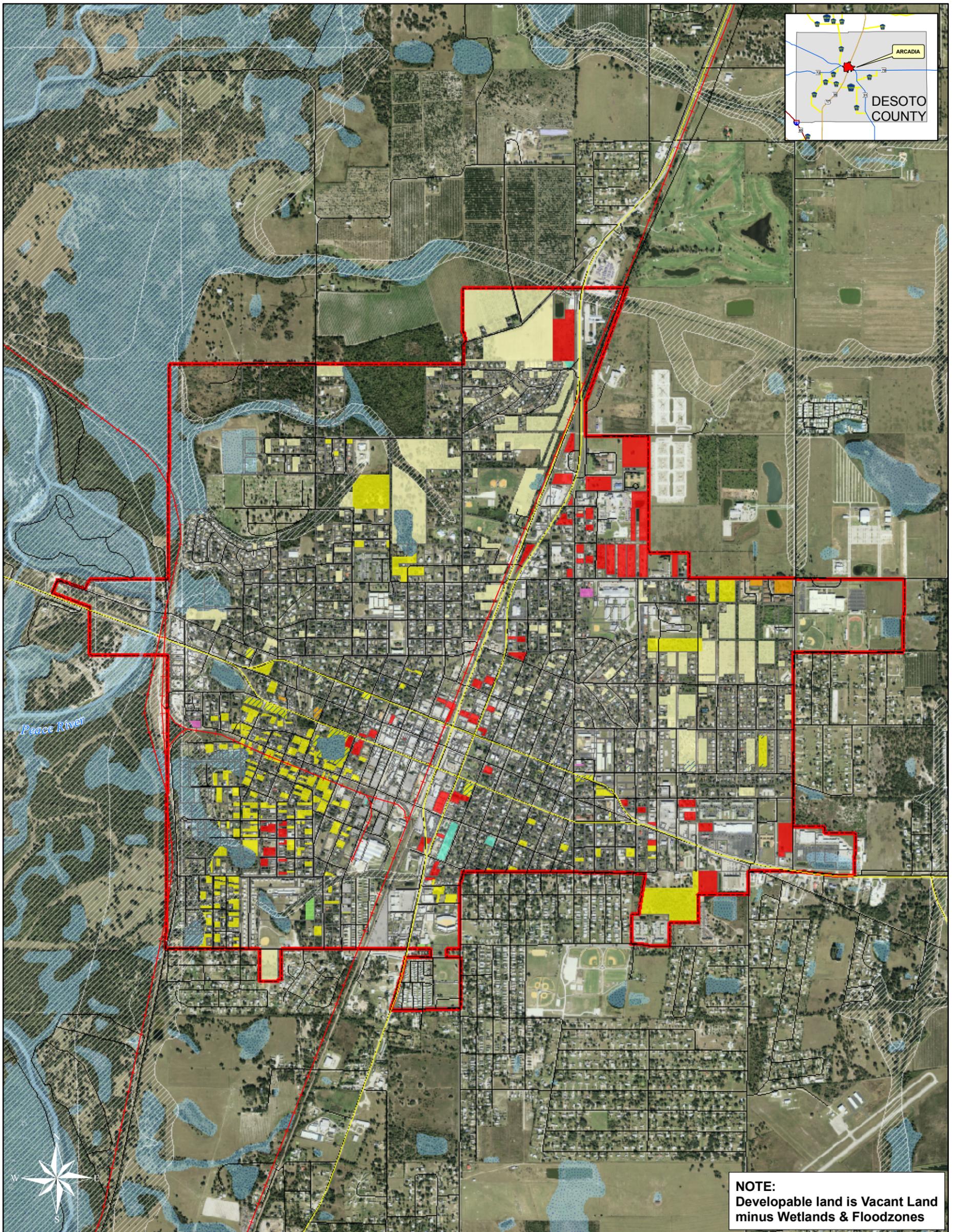
565 East Church Street, Barrow, FL 33830-3931  
 P.O. Box 2089, Barrow, FL 33831-2089  
 (863) 534-7130 - SUNCOM 515-2025  
 Fax (863) 534-7132 - Toll Free (800) 297-8041  
[www.cfrpc.org](http://www.cfrpc.org)



**DISCLAIMER:**  
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**Data Sources:**  
 Central Florida Regional Planning Council  
 Florida Department of Transportation  
 Desoto County Property Appraiser  
 City of Arcadia

# MAP 3B - CITY OF ARCADIA - DEVELOPABLE FUTURE LAND USE AERIAL MAP



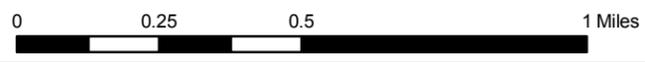
**NOTE:**  
Developable land is Vacant Land minus Wetlands & Floodzones

**DISCLAIMER:**  
The information on this map should be considered conceptual and subject to change. This map is not a survey.

**Data Sources:**  
Central Florida Regional Planning Council  
Desoto County Property Appraiser  
Florida Department of Transportation  
City of Arcadia  
SWFWMD (2008 Orthophoto Aerial - flight date 1/3/2008)

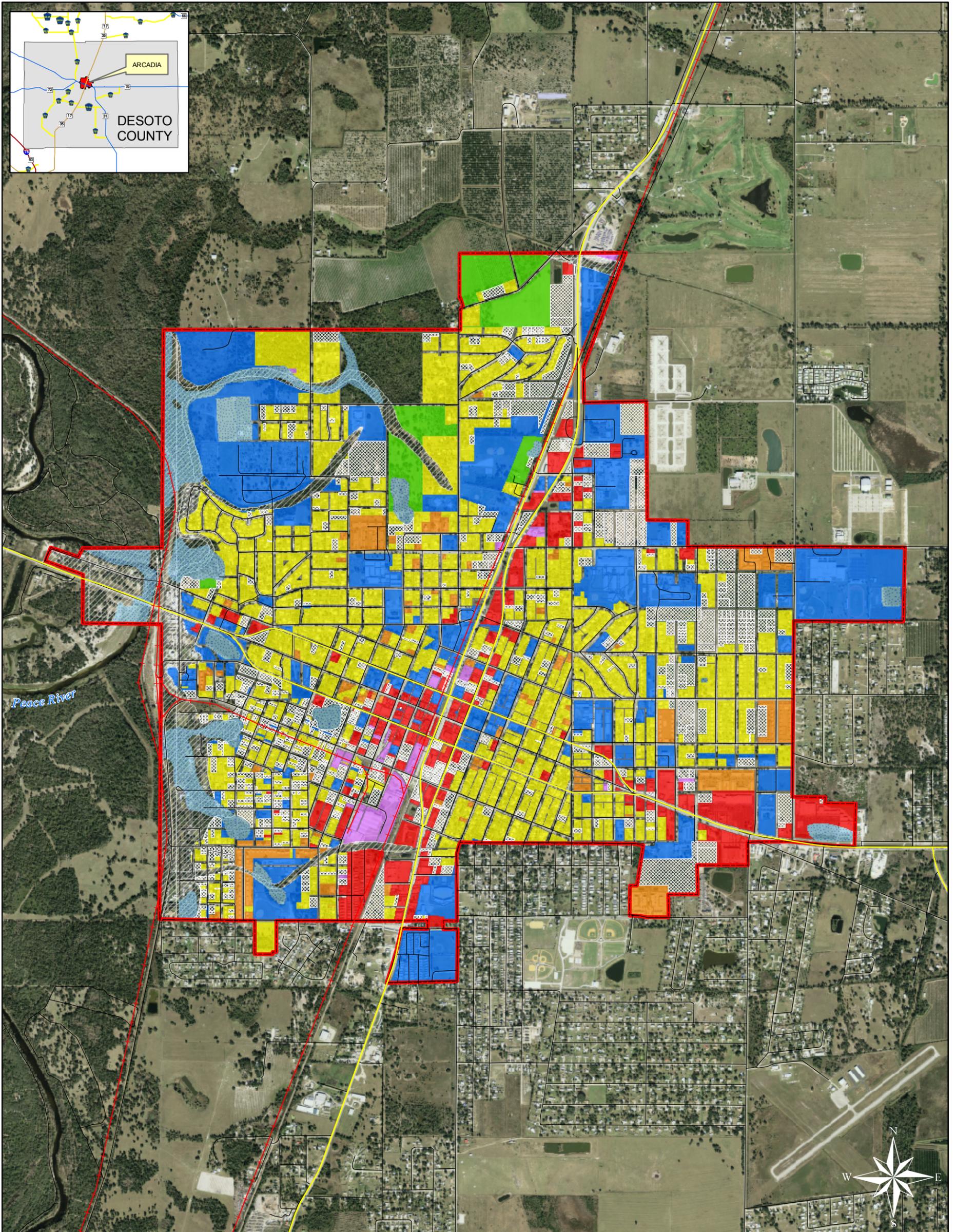


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Legend		TOTAL DEVELOPABLE = 358.24 AC	
	Floodzones		
	Wetlands		
	Arcadia City Limits		
<b>Developable Future Land Use</b>			
	Low Density Residential (168.52 ac)		Business (66.62 ac)
	Low Density Residential (RPB Overlay) (1.87 ac)		Mixed Use Business (0.0 ac)
	Medium Density Residential (89.19 ac)		Industrial (15.88 ac)
	Medium Density Residential (RPB Overlay) (6.79 ac)		Public Building and Grounds (1.47 ac)
	High Density Residential (2.50 ac)		Recreation and Open Space (1.68 ac)
	High Density Residential (RPB Overlay) (0.49 ac)		Conservation (0.0 ac)
			Unassigned (3.23 ac)
RPB Overlay = Residential, Professional & Business Overlay			

# MAP 3C - CITY OF ARCADIA - EXISTING LAND USE AERIAL MAP



**DISCLAIMER:**  
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:  
Central Florida Regional Planning Council  
Desoto County Property Appraiser  
Florida Department of Transportation  
City of Arcadia  
SWFWMD (2008 Orthophoto Aerial - flight date 1/3/2008)



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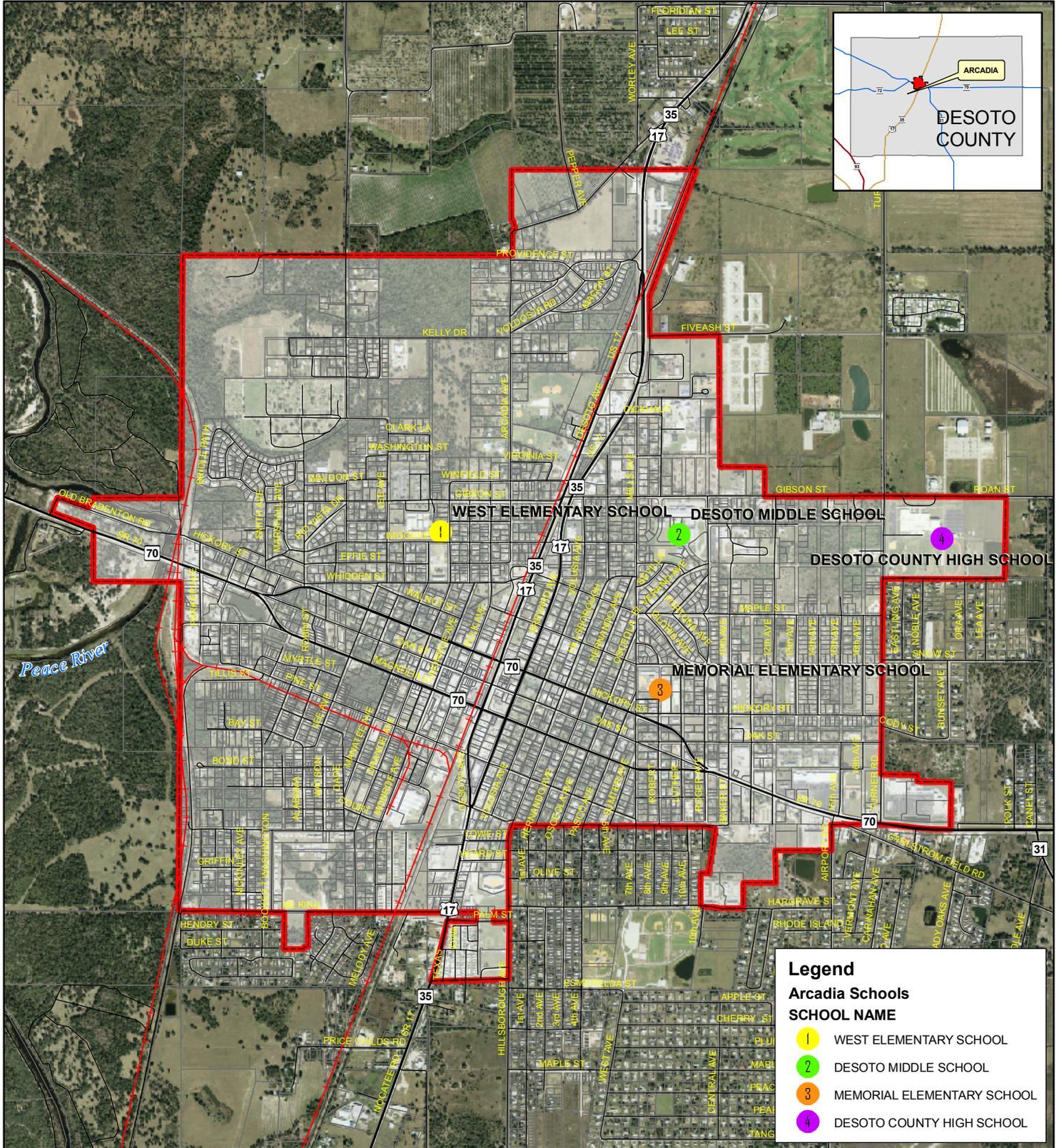
555 East Church Street, Bartow, FL 33830-3931  
P.O. Box 2089, Bartow, FL 33831-2089  
(863) 534-7130 - SUNCOM 515-2025  
Fax (863) 534-7138 - Toll Free (800) 297-8041  
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0 0.25 0.5 1 Miles

## Legend

Arcadia City Limits (2594.77 ac)	
<b>Existing Land Use</b>	
Vacant (287.48 ac)	Total overlay of floodzones & wetlands area = 309.76 ac
Single Family Residential (627.74 ac)	
Mobile Homes (0.28 ac)	Floodzones
Multi-Family (85.46 ac)	Wetlands
Commercial/Office (166.97 ac)	
Industrial (28.21 ac)	<b>Vacant Lands</b>
Agricultural (73.43 ac)	Residential (218.14 ac)
Unassigned (539.82 ac)	Commercial (62.60 ac)
	Industrial (0.0 ac)
	Institutional (6.74 ac)

# MAP 4 - DESOTO COUNTY PUBLIC SCHOOL LOCATION MAP - CITY OF ARCADIA



**Legend**

**Arcadia Schools**

**SCHOOL NAME**

- 1 WEST ELEMENTARY SCHOOL
- 2 DESOTO MIDDLE SCHOOL
- 3 MEMORIAL ELEMENTARY SCHOOL
- 4 DESOTO COUNTY HIGH SCHOOL

**DISCLAIMER:**  
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**Data Sources:**  
Central Florida Regional Planning Council  
Florida Department of Transportation  
Desoto County Property Appraiser  
City of Arcadia



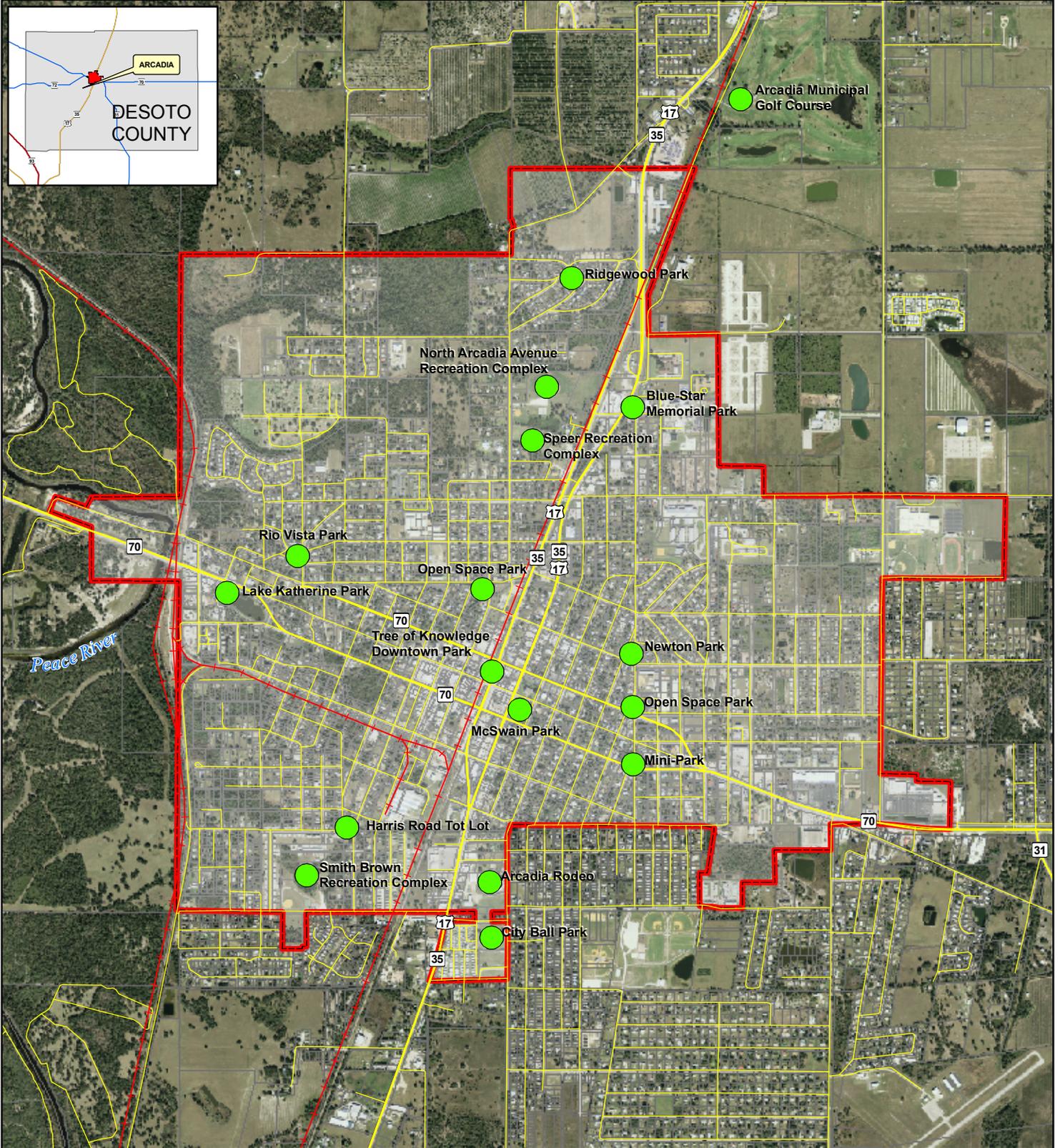
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P.O. Box 2089, Bartow, FL 33831-2089  
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Fax (863) 534-7138 - Toll Free (800) 297-8041  
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**GENERAL LEGEND**

- Local Roads
- Major Roads
- Railway
- Water Bodies
- Arcadia City Limits



# MAP 5 - CITY OF ARCADIA - RECREATION FACILITIES MAP



**DISCLAIMER:**  
The information on this map should be considered conceptual and subject to change. This map is not a survey.

**Data Sources:**  
Central Florida Regional Planning Council  
Florida Department of Transportation  
Desoto County Property Appraiser  
City of Arcadia



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Fax (863) 534-7138 - Toll Free (800) 297-8041  
www.cfrpc.org

**GENERAL LEGEND**

- Local Roads
- Major Roads
- Railway
- Water Bodies
- Arcadia City Limits
- Recreational Facility





# APPENDIX A

## Public Participation Documentation

- A-1 Public Workshop Meeting Notice, Agenda, Major Issues Survey, Attendance Sheets and Summary of Major Issues
- A-2 Agency Scoping Meeting Agenda and Attendance Sheets
- A-3 Department of Community Affairs/Letter of Understanding

# CITY OF ARCADIA PUBLIC WORKSHOP

Let your voice be heard!  
*Your ideas and comments are needed to plan for the  
future of Arcadia!*

Tuesday, March 11, 2008 at 4:00 p.m.  
City Hall  
121 West Hickory Street, Arcadia

The purpose of this workshop is to identify major planning issues in the City that can be addressed in an Evaluation of Arcadia's Comprehensive Plan. The Central Florida Regional Planning Council will host this workshop. Please call Jennifer Codo-Salisbury at 863-534-7130, extension 178, if you have any questions.

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to participate in this workshop should notify the City of Arcadia (863-494-4712) at least 48 hours in advance.

**WE LOOK FORWARD TO SEEING YOU THERE!**

City of Arcadia  
EAR PUBLIC WORK SESSION AGENDA  
March 11<sup>th</sup>, 2008

1. Welcome
2. Introductions
3. Purpose of the EAR
4. Major Issues Survey
5. Summary of Major Issues
6. Next steps
7. Closing Remarks

# City of Arcadia

EAR Public Work Session  
Major Issues Survey

The City's Comprehensive Plan is divided into several areas. Please identify the issues and concerns you may have related to each subject area listed below. These issues will be considered when updating the City's Comprehensive Plan.

## Transportation

Do you have any concerns with the highways, streets, sidewalks, trails or streetlights in the City?

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Are you satisfied with the public transportation in your City?

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## Housing

Are there any housing issues in the City that are a concern to you?

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What other types of housing would you like to see in your City?

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## Infrastructure

Do you have any concerns with the City's water system and/or the sewer system?

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---

Do you have any issues with stormwater drainage or flooding?

---

**Conservation**

What concerns do you have with the protection of natural resources? (Including: lakes, rivers, wild life, habitat, and wetlands)

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**Recreation and Open Space**

Are the parks and recreation facilities adequate?

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---

**Future Land Use**

Do you have any concerns about the future land uses planned for your City?

---

---

Do you have any issues with the City's zoning and development regulations? If so please explain.

---

---

**Additional Comments**

Are there any historic or cultural resources in the City you would like to see preserved? Please identify and list the location of these resources.

---

---

---

What do you like best about your community?

---

---

What do you want to change about your community?

---

---

What would you like your City to look like 10 years from now?

---

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Please include any additional comments you have or note any other issues you feel are important to address.

---

---

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Thank you for your participation!  
Please turn in your survey at the end of the meeting or fax/ mail to:  
(863) 534-7138  
555 East Church Street, Bartow, Florida 33830  
Attn: Jennifer Codo-Salisbury

CITY OF ARCADIA

MARCH 11, 2008

EAR PUBLIC WORKSHOP

SIGN-IN SHEET

<u>Name</u>	<u>Address/E-Mail</u>
Jennifer Codo - Salisbury	555 E. Church St., Bartow, FL
David Holloman	City of Arcadia
Pastor Lonnie + Kim Caldwell	431 7th St NE Winter Haven FL 33881
Lester Hornbake Jr	201 E Oak St.
Mike Hall	201 E Oak St.
Ernest Hewett	special project coordinator City
Rachelle Bowman	City Records
Steve Wick	

**CITY OF ARCADIA**

MARCH 11, 2008

EAR PUBLIC WORKSHOP

SIGN-IN SHEET

<u>Name</u>	<u>Address/E-Mail</u>
Michael Pouser	
Shirley Brown	
Russell Summers	
George K. Smith	
Ed. Strube	
Melva Sawyer	
Martin McLure	811 East Myrtle Street, Arcadia, FL 34246

# City of Arcadia

## EAR Public Session Summary of Major Issues

The following is a summary of the issues expressed at the EAR work session meeting on March 11, 2008, and as turned in via survey. Some of these issues will be considered when preparing the City's Evaluation and Appraisal Report. Many of the issues presented may not be considered as major growth related issues but are of equal importance to share with the City.

### Transportation

#### **Do you have any concerns with the highways, streets, sidewalks, trails or streetlights in the City?**

- ✓ A few roads in the City need to be widened.
- ✓ A few roads in the City are not paved. Roads must be paved in order to obtain a building permit. (13<sup>th</sup> Street (Lee))
- ✓ Residential streets are in desperate need of repair.
- ✓ Are there any state or federal grants for sidewalks?
- ✓ US 17 and SR 70, the major routes into and out of the City, are very congested.
- ✓ FDOT has made improvements to US 17, but the roadway is still failing.
- ✓ There may need to be a bypass road around the City.
- ✓ There was a visual traffic count after Hurricane Charlie. There was an average of over 1,000 vehicles per hour.
- ✓ There is a traffic safety committee. Hope to see a sidewalk on Cypress.
- ✓ There is a need for sidewalks along State roads.

#### **Is there a need or would you use public transportation in your City?**

- ✓ There is no public transit in City. Such service should be furnished to the elderly.
- ✓ There is a need to furnish transportation for the elderly who live alone and have no means to go to the doctor, store, and elsewhere.

### Housing

#### **Are there any housing issues in the City that are a concern to you? What other types of housing would you like to see in your City?**

- ✓ Tear down the dilapidated buildings and homes (eye sores).
- ✓ Develop plans/programs to assure an adequate supply of safe and affordable housing for all residents of Arcadia.

- ✓ There appears to be a surplus of housing while there is nothing available for the homeless.
- ✓ There are drugs and violence in apartment complexes. Lack of safe, attractive, moderate income housing – whether apartments, condos, subdivisions.
- ✓ Would like to have condominiums and garden apartments for moderate incomes.
- ✓ Would like to see moderate income housing.
- ✓ Would like to have decent, affordable housing for renters based on income (Rent-to-Income ratio for renter-occupied units)
- ✓ The City has got to maintain upper level housing. Can build really nice house and be protected.
- ✓ Need more nice homes and higher taxes for those homes.
- ✓ Need safe, attractive moderate income housing.
- ✓ Need some place that someone can put in an upper class subdivision

## Infrastructure

### **Do you have any concerns with the City's water system and or the sewer system?**

- ✓ The City's water purity not good. The water contains certain contaminants and far too much chlorine.
- ✓ New development should be required to connect to water and wastewater. Septic tanks should only be allowed as a temporary method of sanitary sewage disposal.

### **Do you have any issues with stormwater drainage or flooding?**

- ✓ No issues as long as Lake Katherine can keep the retention pond for stormwater run-off, and the City's drainage ditches can take care of the run-off discharge into surface waters.
- ✓ I have seen it (stormwater) bulging out of the underground sewer system and running straight to the Peace River. We must protect the Peace River ecologically and for all those the River serves.
- ✓ After hurricane, cleaned out the ditches.

## Conservation

### **What concerns do you have with the protection of natural resources? (Including: lakes, rivers, wild life, habitat, and wetlands)**

- ✓ Mining development could specifically impact Arcadia's natural resources as well as its economy and population growth.
- ✓ Protect existing oaks within the City limits.
- ✓ Preserve the Peace River boundary of Morgan Park against natural erosion.

- ✓ Ensure quality, purity of the Peace River and run-off.

## Recreation and Open Space

### Are the parks and recreation facilities adequate?

- ✓ The City of Arcadia currently has a variety of both resource and activity based recreation facilities and sites. These are widely used by citizens/schools.
- ✓ Park benches at Morgan Park are not suitable for adults. Seat and backs not appropriate for adult body frames.
- ✓ The City has parks, but they need to be improved.
- ✓ Look for open space opportunities – such as pocket parks (1 to 1 ¼ acres)

## Future Land Use

### Do you have any concerns about the future land uses planned for your City?

- ✓ There are many vacant lots in existing neighborhood areas that could support a single family home or a duplex.
- ✓ Residential lot sizes may have to be changed. Need parking facilities.
- ✓ Need economic incentives for new downtown development.
- ✓ Need to provide a central downtown parking garage.
- ✓ Need a clean entry/gateway into the City.
- ✓ Would like to encourage mixed uses, newness in the City.

### Do you have any issues with the City's zoning and development regulations? If so please explain.

- ✓ Offer economic aid/incentives for renovating existing downtown buildings to allow development on 2<sup>nd</sup> floors.
- ✓ New development in downtown area should follow architectural style of historical buildings.

## Additional Comments

### Are there any historic or cultural resources in the City you would like to see preserved? Please identify and list the location of these resources.

- ✓ Historical preservation of structures 50 years or older including the James Ingram Historical House and the Parker House.
- ✓ Downtown historical district.

- ✓ 132 East Magnolia Street – historical home in disrepair.
- ✓ City Hall, Margaret Wade Building

**What do you like best about your community?**

- ✓ The people.
- ✓ The peaceful living in a small town.
- ✓ Atmosphere of a small town.
- ✓ It is my hometown.
- ✓ You can walk to lunch.
- ✓ You can walk to Courthouse.
- ✓ Attitude of the Friendliest City.

**What do you want to change about your community?**

- ✓ Would like to see a clean, neat city coming into Arcadia from all points of entry.
- ✓ A good clean-up of blighted areas.
- ✓ Street conditions and adding moderate income new housing, parking downtown, the City to expand its boundaries, economic incentives for the development, new jobs and career opportunities.

**What would you like your City to look like 10 years from now?**

- ✓ Remain the Best Small Town in Florida.
- ✓ A model City that the citizens will be proud of.
- ✓ A clean City with a prospering downtown with condo/apartments upstairs, a parking garage, great pure and safe drinking water, good residential streets, good Code Enforcement, a place attractive for its ability to retain its historical perspective and embrace the best in environmentally friendly growth and development.

**Please include any additional comments you have or note any other issues you feel are important to address.**

- ✓ Reduce wildfire risks.
- ✓ Identify at-risk properties/create defensible space around them.
- ✓ Update building codes and ordinances to enforce wild land /urban interface.
- ✓ Plant only specific trees.
- ✓ Make tree trimming around power poles a top priority.
- ✓ We have not been able to enable the City to grow and it is difficult to watch its overall demise – the building grow older, no space for parking – not financially, feasible to improve it.



Central Florida Regional Planning Council  
Evaluation and Appraisal Report

**Agency Scoping Meeting  
For  
Hardee and DeSoto County Municipalities**

April 30, 2008  
1:30 p.m. to 2:30 p.m.

- I. Welcome/Introductions
- II. Purpose of Meeting
- III. Review of Major Issues List/ Hardee and Desoto County
  - ✓ City of Arcadia
  - ✓ City of Bowling Green
  - ✓ Town of Zolfo Springs
  - ✓ City of Wauchula
- IV. Comments
- V. Sources of Information
  - ✓ Sharing of Data & Resources
  - ✓ Documents
- VI. Next Steps/Adjournment



Central Florida Regional Planning Council  
Evaluation and Appraisal Report

**Agency Scoping Meeting  
For  
Polk County Municipalities**

April 30, 2008  
2:30 p.m. to 4:00 p.m.

- I. Welcome/Introductions
- II. Purpose of Meeting
- III. Review of Major Issues List/ Polk County
  - ✓ City of Davenport
  - ✓ City of Eagle Lake
  - ✓ City of Frostproof
  - ✓ City of Fort Meade
  - ✓ Village of Highland Park
  - ✓ Town of Hillcrest Heights
  - ✓ Town of Lake Hamilton
  - ✓ City of Mulberry
  - ✓ City of Polk City
- IV. Comments
- V. Information needs
  - ✓ Sharing of Data & Resources
  - ✓ Documents
- VI. Next Steps/Adjournment

# Central Florida Regional Planning Council

EAR Agency Scoping Meeting

Hardee & Desoto Municipalities

City of Arcadia, City of Bowling Green, Town of Zolfo Springs, City of Wauchula

April 30, 2008

## Sign-in Sheet

Name	Affiliation	Phone	Email
Clarence Bolin	Wauchula	773-4788 773-3356	
Jerry Conerly	Wauchula	773-9571	jconerlyassociates@yahoo.com
Olivia Minshew	Wauchula	773-9193	ominshew@cityofwauchula.com
Nick Stasulco	Hardee County	863-767-1564	nicholas.stasulco@hardeecounty.net
Channey Springstead	SWFWMD	(352) 796-7211 x 4415	channey.springstead@watermatters.org
Jennifer Codo-Salisbury	CFRPC	(863) 534-7130 ext. 178	jcodosalisbury@cfrpc.org
Helen Sears	CFRPC	(863) 534-7130 x 124	hsears@cfrpc.org

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# Central Florida Regional Planning Council

EAR Agency Scoping Meeting

Hardee & Desoto Municipalities

City of Arcadia, City of Bowling Green, Town of Zolfo Springs, City of Wauchula

April 30, 2008

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## Sign-in Sheet

Name	Affiliation	Phone	Email
Bethna Coleman	Central Florida RPC	863-534-7130	bcoleman@cfrpc.org
Stephen Steeks	City of Arcadia	863-494-4114	Developer Arcadia FL gov
Pat Steed	CFRPC	863-534-7130	psteed@cfrpc.org



June 9, 2008

D. Ray Eubanks  
Plan Review & Processing Administrator  
Florida Department of Community Affairs  
Division of Comprehensive Planning  
2555 Shumard Oaks Boulevard  
Tallahassee, Florida 32399-2100

**Re: Letter of Understanding- City of Arcadia's Evaluation and Appraisal Report (EAR)**

Dear Mr. Eubanks:

On behalf of the City of Arcadia, we are submitting this Letter of Understanding to identify the Major Issues that will be the focus of Arcadia's 2009 Evaluation and Appraisal Report of its Comprehensive Plan. The Major Issues to be addressed are attached. These issues were developed through the meetings listed below:

- ❖ March 11, 2008, Public Workshop held to solicit public input and to identify major issues from interested residents and representatives from the City;
- ❖ April 30, 2008, Agency Scoping Meeting;
- ❖ June 3, 2008, City Commission meeting to review the major issues identified during the Public Workshop; and
- ❖ Consultation with City Staff.

The Central Florida Regional Planning Council (CFRPC) and the City of Arcadia respectfully request that the Department of Community Affairs concur with the attached list of major issues as the issues by which the City's Comprehensive Plan will be evaluated. Once accepted, the evaluation will focus primarily on these areas of concern. The EAR will also address the shortcomings of the Plan elements, and the changes required to address state laws and required subjects listed in Section 163.3191 (2), Florida Statutes.

If you have any questions regarding the proposed issues, please contact me at (863) 534-7130 ext. 178, or at [jcodosalisbury@cfrpc.org](mailto:jcodosalisbury@cfrpc.org). We look forward to receiving your letter of agreement regarding these issues and to coordinating with the Department as we prepare the EAR and update the City's Comprehensive Plan.

Sincerely,

Jennifer Codo-Salisbury, MPA, AICP  
Director of Planning

cc: Ed Strube, City Manager, City of Arcadia



**CITY OF ARCADIA  
EVALUATION & APPRAISAL REPORT (EAR)  
LIST OF MAJOR ISSUES**

In its Evaluation and Appraisal Report, the City of Arcadia will evaluate the Major Issues that are listed below.

**ISSUE: NATURAL RESOURCES**

- Assess provisions of the Comprehensive Plan with regard to ensuring the protection of the Peace River.

**ISSUE: DOWNTOWN REDEVELOPMENT /ECONOMIC DEVELOPMENT**

- Evaluate the effectiveness of the Comprehensive Plan in promoting economic development, recognizing that the City of Arcadia is located within the designated South Central Rural Area of Critical Economic Concern. Assess whether provisions of the Comprehensive Plan have been successful in directing redevelopment strategies.
- Evaluate the effectiveness of the City's Comprehensive Plan in promoting a variety of housing types including condominiums, garden apartments, single family subdivisions, as well as quality affordable housing.
- Evaluate the Future Land Use Element to determine if changes are needed to the Future Land Use Categories (i.e., mixed use developments in the downtown district; gateway type development at entrances into the City; commercial nodes at major intersections).
- Evaluate the Comprehensive Plan to ensure that the goals, objectives and policies encourage the preservation of structures and sites that are of historical significance to the City.

**ISSUE: INTERGOVERNMENTAL COORDINATION**

- In an effort to improve growth management, identify opportunities to increase cooperation and collaboration between the City and County (i.e. service area agreements, joint planning agreements, interlocal agreements).

**PUBLIC SCHOOL FACILITIES ELEMENT:** The City will assess changes needed to conform to statutory and interlocal requirements for school concurrency in DeSoto County.

**WATER SUPPLY FACILITIES PLAN:** The City will assess changes needed to conform to statutory and interlocal requirements of the 10-Year Water Supply Facilities Work Plan.

**CITY OF ARCADIA (EAR)  
REQUIRED ISSUES TO BE ADDRESSED:**

**POPULATION**

- Actual population changes since plan adoption versus those in the original plan.
- Future population projections.

**ANNEXATION**

- Annexations since plan adoption.
- Planned future annexations.

**LAND USE**

- Locations of vacant land and suitability for development.
- Development patterns which changed since plan adoption and consistency with original plan patterns.

**INFRASTRUCTURE AND LEVELS OF SERVICE**

- Current levels of service compared with those at plan adoption.
- Level of service standard changes.
- Commitments for future services including reservation of capacities.

**FINANCIAL FEASIBILITY**

- Financial feasibility of plan reflected in CIE under current requirements.

**Changes to State and Regional Requirements and Plans since Plan Adoption:**

- Changes to State Comprehensive Plan
- Changes to Central Florida RPC Strategic Regional Policy Plan
- Changes to Chapter 163 F.S.
- Changes to Chapter 9J-5, FAC



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CFRPC

STATE OF FLORIDA

## DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*CHARLIE CRIST  
GovernorTHOMAS G. PELHAM  
Secretary

June 20, 2008

The Honorable Sharon T. Goodman, Mayor  
City of Arcadia  
Post Office Box 351  
Arcadia, Florida 34266

Dear Mayor Goodman:

The Department has reviewed your letter of June 9, 2008, which outlines the scope of work for the preparation of the City's Evaluation and Appraisal Report. The Department agrees with the summary of the issues set forth in the attached document. This letter serves as confirmation of our understanding.

With reference to the Scope of Work, the City should note that the assessment of goals, objectives and policies, as they relate to the major issues, must include the data and analysis indicating progress made towards the achievement of those objectives. If sufficient progress was made, the report should discuss why and assess how things could be done differently to better achieve the objectives. In addition, the Evaluation and Appraisal report should update the population estimates and identify changes to the plan as required by State Statutes or the Strategic Regional Policy Plan and address the requirements set forth under s. 163.3191(2)(a-p), Florida Statutes, F.S.

The City has identified three major issues that will be evaluated in its Evaluation and Appraisal Report. The major issues include the following:

1. Natural resources and the need to protect the Peace River;
2. Downtown redevelopment; and,
3. Intergovernmental Coordination: the need to increase the coordination with the County.

The Department anticipates that the City's Evaluation and Appraisal Report will fully address the applicable requirements of s.163.3191, F.S. As a result of the assessment, there may

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850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

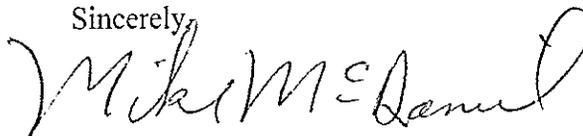
♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦  
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7056 (p) 850-922-5677 (f) ♦

The Honorable Sharon T. Goodman  
June 20, 2008  
Page 2

need to be proposed changes to the Comprehensive plan to better implement the intended planning objectives.

The Department's staff is available to assist the City in responding to the report. If you have any questions, please contact Thomas J. Tumminia, Planner, Division of Community Planning, at (850) 922-1824.

Sincerely,

A handwritten signature in cursive script that reads "Mike McDaniel". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/tjt

cc: Mr. Ed Strube, City Administrator  
Ms. Patricia Steed, Executive Director, Central Florida Regional Planning Council



# APPENDIX B

City of Arcadia - 2008-2013 Five-Year Schedule of Capital Improvements





# APPENDIX C

City of Arcadia – Recreational Sites and Facilities Inventory

## Appendix C: City of Arcadia – Recreational Sites and Facilities Inventory

Site / Address	Size (Acres)	Facilities
<i>Blue-Star Memorial Park</i> US 17 & Dickhaut Street	.80	Open space
<i>City Ball Park</i> Palm Drive & Arizona	4.50	1 baseball field 1 football field Seasonal RV parking
<i>Mini-Park</i> Mills Avenue & Sumter Avenue	.25	Mini-park
<i>Open Space Park</i> Whidden Street & Polk Avenue	1.10	Open space Mini-park
<i>Open Space Park</i> Mills Avenue & Pasco Avenue	.30	Open space Mini-park
<i>Newton Park</i> Mills Avenue & Osceola Avenue	.75	Open space Fountain Mini-park
<i>Harris Road Tot Lot</i> North Side of Harris Road, West of Orange Avenue	.25	2 picnic tables 1 equipped play area Mini-park/tot lot
<i>Lake Katherine Park</i> SR 70 & Magnolia Street, on Lake Katherine	11.60	5 picnic tables 1 equipped play area Neighborhood park
<i>McSwain Park</i> South Volusia Avenue	2.50	12 shuffleboard courts 4 picnic tables Neighborhood park
<i>Ridgewood Park</i> Ridgewood Drive & Providence Street	.80	1 equipped play area Mini-park/tot lot
<i>Speer Recreation Complex</i> Virginia Avenue Between US 17 & Arcadia Avenue	36.00	4 lighted tennis courts 1 basketball goal 2 baseball fields 1 equipped play area 1 recreation center 1 playground Community Park
AND -----		-----

<b>Site / Address</b>	<b>Size (Acres)</b>	<b>Facilities</b>
<i>North Arcadia Avenue Recreation Complex</i> North Arcadia Avenue, Adjacent to Speer Recreation Complex		Outdoor volleyball 4 basketball goals 3 ball fields 1 equipped play area 1 picnic shelter
<i>Smith Brown Recreation Complex</i> Harris Street Between MLK Jr. Street & Orange Avenue	19.00	2 tennis courts 4 basketball goals 1 baseball field 1 equipped play area 1 recreation center Community park
<i>Rio Vista Park</i> Effie Street & Parkview	.75	2 picnic tables 1 park bench Mini-park
<i>Meeting Space and Open Space on Peace River</i>	24.5	Open Space and 2 Meeting Halls
<i>Airport Park</i>	2.00	Open space
<i>Tree of Knowledge Downtown Park</i> DeSoto & Oak	.25	Restrooms Pavilion Stage ("The Stage") Bandstand Benches Picnic Benches
<b>TOTAL ACREAGE</b>	<b>106.70</b>	