



March 1, 2019

Florida Department of Economic Opportunity
Attention: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120

Re: 2019 Village of El Portal Evaluation and Appraisal Notification Letter

Dear Mr. Eubanks:

In accordance with the Evaluation and Appraisal Notification Schedule posted on the Department of Economic Opportunity's website, The Village of El Portal hereby provides notice to the State Land Planning Agency that it has evaluated its Comprehensive Plan and has determined that amendments are necessary to address changes in state requirements, pursuant to Section 163.3191(1), Florida Statutes.

The Village will be amending its Comprehensive Plan in 2019 to address the changes in compliance with the aforementioned Statutes and understands that the necessary amendments must be prepared and transmitted to the State Land Planning Agency within one year, which is by March 1, 2020. The Village may also consider amendments to address issues of local concern as well as any subsequent changes to the Florida Statutes.

The Village's evaluation indicates that the following elements will need amendments to comply with the new state requirements: Capital Improvements Element, Future Land Use Element, Transportation Element, Infrastructure Element, Conservation Element, Housing Element, Coastal Management Element, and Intergovernmental Coordination Element. Please note that the Village may adopt Comprehensive Plan amendments that are different from those identified here after holding public hearings on proposed amendments.

The Village's evaluation has identified the following necessary changes:

I. General

- A. To comply with F.S. 163.3177 (1), include elements for best planning practices, such as Form-Based Code.

- B. To comply with F.S. 163.3177 (1)(f), data that mandatory and optional elements of the comprehensive plan are based upon must be updated, such as surveys, studies, community goals and vision.
- C. To comply with F.S. 163.3177 (1)(f)3., update permanent and seasonal population estimates and projections.
- D. To comply with F.S. 163.3177 (1)(f)4.a., include specific policy statement indicating relationship of proposed development of area to comprehensive plan of adjacent municipalities, the county, adjacent counties, or region.
- E. To comply with F.S. 163.3177(2), improve on coordination of different elements and consistency with one another.
- F. To comply with F.S. 163.3177(2), include more maps and improve existing ones depicting future conditions; particular focus on maps at a metropolitan scale that include village.
- G. Throughout the plan revise or delete outmoded dates established to measure the accomplishment of goals and objectives.

II. Capital Improvements Element

- A. To comply with F.S. 163.3177 (3)(a)1., update components necessary to implement the comprehensive plan to cover the current 5-year period.
- B. To comply with F.S. 163.3177 (3)(a)2., update estimated public facility costs, when they will be needed, general location of facilities, and projected revenue to fund facilities.
- C. To comply with F.S. 163.3177 (3)(b), add policy to include a transportation element in the schedule of capital improvements.

III. Future Land Use Element

- A. To comply with F.S. 163.3177 (6)(a), update acreage for each land use category.
- B. To comply with F.S. 163.3177 (6)(a), update sources of data for future land use plan amendments such as surveys, studies and data regarding the area.
- C. To comply with F.S. 163.3177 (6)(a)3.f., add policies to ensure the protection of additional natural and historic resources.
- D. To comply with F.S. 163.3177 (6)(a)3.h., amend Policy 1.2.1 to update vision for NE 2nd Avenue.
- E. To comply with F.S. 163.3177 (6)(a)7., amend land use categories to clearly identify the ones in which public schools are allowed.
- F. To comply with F.S. 163.3177 (6)(a)9.a., address urban development occurring in rural areas at substantial distances from existing urban areas while not using undeveloped lands.
- G. To comply with F.S. 163.3177 (6)(a)9.a., address promoting urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban developments.
- H. To comply with F.S. 163.3177 (6)(a)9.a., address the protection and conservation of natural resources.
- I. To comply with F.S. 163.3177 (6)(a)9.b., amend the Future Land Use Element to discourage the proliferation of urban sprawl.

- J. To comply with F.S. 163.3177 (6)(a)9.b., add policies to promote the conservation of water and energy.
- K. To comply with F.S. 163.3177 (6)(a)10.b.(I), amend the Future Land Use Map to identify historic areas and any significant historic properties.
- L. To comply with F.S. 163.3177 (6)(a)10.b.(III), amend the Future Land Use Map to include multimodal transportation district boundaries.
- M. To comply with F.S. 163.3177 (6)(a)10.c., update Future Land Use Map series showing natural resources or conditions.

IV. Transportation Element

- A. To comply with F.S. 163.3177 (6)(b)1., update existing conditions to reflect current data, analysis, and associated principles and strategies.
- B. To comply with F.S. 163.3177 (6)(b)1., update Future Traffic Circulation Map.
- C. To comply with F.S. 163.3177 (6)(b)1.b., expand on the growth trends and travel patterns and interactions between land use and transportation throughout Village.
- D. To comply with F.S. 163.3177 (6)(b)1.d., update the projected transportation system levels of services and system needs based upon the future land use map and the projected integrated transportation system.
- E. To comply with F.S. 163.3177 (6)(b)1.e., expand on how to correct existing facility deficiencies and how to meet the identified needs of the projected transportation system.
- F. To comply with F.S. 163.3177 (6)(b)2.a., enhance objectives and policies to support public transportation, pedestrian, and bicycle travel; remove recommendations of widening streets.
- G. To comply with F.S. 163.3177 (6)(b)2.e., add new objective and policies for the identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient to support such systems.

V. Infrastructure Element

- A. To comply with F.S. 163.3177 (6)(c), amend existing conditions of all sub-elements to reflect current data and planning period over the next 10 years.
- B. Address septic to sewer conversion and sanitary sewer sub-element.

VI. Conservation Element

- A. To comply with F.S. 163.3177 (6)(d)1., update existing conditions to reflect current data.
- B. To comply with F.S. 163.3177 (6)(d)2.b., update Stormwater Master Plan.
- C. To comply with F.S. 163.3177 (6)(d)2., address fisheries, wildlife, wildlife habitat, marine habitat, existing natural reservations, environmentally sensitive lands for protection, hazardous waste to protect natural resources, and wetlands.

VII. Housing Element

- A. To comply with F.S. 163.3177 (6)(f)1.a-c., amend policies to acknowledge lack of unit type diversity and supply, which forces overcrowding, and to address structural and aesthetic improvement of existing housing.
- B. To comply with F.S. 163.3177 (6)(f)1.d., update provision of adequate sites for future housing to reflect current conditions.
- C. To comply with F.S. 163.3177 (6)(f)1.d., add policy specifically addressing affordable housing for persons 6- years of age or older, unrelated to housing arrangement in group homes.
- D. To comply with F.S. 163.3177 (6)(f)1.g., add policy to avoid concentration of affordable housing units only in specific areas.
- E. To comply with F.S. 163.3177 (6)(f)2., update data and analysis on housing needs for the principles, guidelines, standards, and strategies of housing.
- F. To comply with F.S. 163.3177 (6)(f)3., regarding specific programs and actions to partner with private and nonprofit sectors to address housing needs in the jurisdiction, add objectives and policies to address streamlining permitting for affordable housing; add or enhance policies to address quality of housing, stabilization of neighborhoods, and identification and improvements of historically significant housing.

VIII. Coastal Management Element

- A. To comply with F.S. 163.3177 (6)(g), review Coastal Management Element and make connections to Conservation Element and Recreation and Open Space Element.
- B. To comply with F.S. 163.3177 (6)(g)3., amend objective and add policies regarding coastal zone resources.
- C. To comply with F.S. 163.3177 (6)(g)5., update objectives and policies to reflect current conditions and plan for future years.
- D. To comply with F.S. 163.3177 (6)(g)7., review need to address the protection of human life against the effects of natural disasters further.
- E. To comply with F.S. 163.3177 (6)(g)10., address resilience to flooding, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise and consider developing and implementing an adaptation action area designation.
- F. To comply with F.S. 163.3177 (6)(g), update surveys, studies, and data.
- G. To comply with F.S. 163.3177 (6)(g), update Coastal Zone Features Map.
- H. To comply with F.S. 163.3177 (6)(g), review evacuation plans and principles for hazard mitigation.
- I. To comply with F.S. 163.3177 (6)(g), add note addressing that deepwater ports are not applicable.

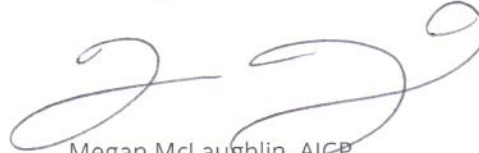
IX. Intergovernmental Coordination Element

- A. To comply with F.S. 163.3177 (6)(h)1., update Element name and references to updated sections of the Florida Statutes.
- B. To comply with F.S. 163.3177 (6)(h)3., add 1-year timeframe to interlocal

agreement establishing joint processes between county, municipalities within the county, district school board, and any unit of local government service providers.

For additional information regarding this Evaluation and Appraisal Notification Letter please contact me at 305-444-4850 or megan@plusurbia.com.

Sincerely,



Megan McLaughlin, AICP
PLUSURBIA DESIGN
Village Planning and Zoning Consultant

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