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DEPARTMENT OF COMMUNITY AFFAIRS

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Governor

THOMAS G. PELHAM
Secretary

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May 26, 2009

The Honorable William Sterling
Mayor, City of Auburndale
Post Office box 186
Auburndale, Florida 33823

Dear Mayor Sterling:

The Department has completed its 60-day preliminary sufficiency review of the adopted Evaluation and Appraisal Report for the City of Auburndale, adopted on March 16, 2009, by Resolution Number 2009-04. The Department has determined that the adopted Evaluation and Appraisal Report (EAR) is sufficient, pursuant to Subsection 163.3191(2), Florida Statutes. This finding of sufficiency also serves as the Department's final determination on the Report.

Please note that a sufficiency determination does not constitute a compliance review of the proposed plan amendments identified in the Report. The amendments referenced in the Report, as well as any other amendments shall be reviewed for consistency with Chapter 163, Part II, Florida Statutes, and Rule 9J-5, Florida Administrative Code, when submitted as proposed amendments.

Although the EAR has been determined to be sufficient, the Department offers the following recommendations and comments in order for the document to provide effective guidance in the development of the subsequent EAR based amendments.

- The City's population projections are based on a historical annual growth rate of 3.5 percent, between the years 2000-2008. The Department recommends that the City base the population projection on the average rate of growth between 1990 and 2008, which represents an annual growth rate 3.31 percent. The Department believes that using a longer period of historical growth is more appropriate for a long term projection than the growth between 2000 and 2008. Also, the population projection did not include seasonal population. Please revise the population projection during the EAR-based amendment to utilize the growth trend from 1990-2008 and to include an analysis of seasonal population in order to properly project the functional population that will be used for planning purposes.

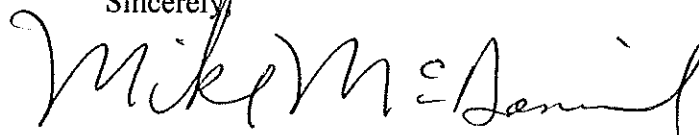
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- Item 149 in Section 5 of the EAR asserts that the City has already addressed the requirement of Section 163.3177(2)(c), F.S., in its comprehensive plan. Section 163.3177(2)(c), F.S. provides that for concurrency management purposes, transportation facilities must be in place, or under construction, within 3 years after approval of the building permit. Policy (c)4 of the City's Concurrency Management Element, however, does not identify that that transportation improvements must be in place three years from the issuance of a building permit. Instead the Policy refers to a timeframe for the completion of transportation improvements of three years from the issuance of a certificate of occupancy. This is not consistent with the statute and should be corrected in the City's EAR based amendment.
- The City has identified multiple elements that will require updating to address the annexation of lands located in the Green Swamp Area of Critical State Concern. The Department will anticipate amendments that address stormwater treatment standards, flood studies, setbacks from wetlands and surface water, density transfers from wetlands and floodplains, limits on impervious surfaces and development standards that protect the function of the Floridan aquifer. The City may wish to utilize the following objectives and policies from the Polk County Comprehensive to act as a model; Objective 2.123-F, Objectives 2.132 A-E and underlying policies, and Objectives 2.131-C and 2.131-Q.

Congratulations on the successful completion the City's EAR. The Department's staff is available to provide assistance to the City as it prepares the EAR-based amendments. If you have any questions, please do not hesitate to call Dan Evans, Principal Planner, at (850) 922-1805, Bernard O. Piawah, Regional Planning Administrator, at 850-922-1810, or for issues relating to the Green Swamp Area of Critical State Concern, Rebecca Jetton, at (850) 922-1766.

Sincerely,



Mike McDaniel, Chief
Office of Comprehensive Planning

MM/de

cc: Ms. Patricia Steed, Executive Director, Central Florida Regional Planning Council