



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

July 17, 2009

The Honorable Peter Rust
Mayor, City of Davenport
Post Office Box 125
Davenport, Florida 33836

Dear Mayor Rust:

The Department has completed its 60-day preliminary sufficiency review of the adopted Evaluation and Appraisal Report for the City of Davenport, adopted on April 27, 2009, by Resolution Number 280-09. 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 5.07 percent, between the years 2000-2008. The Department recommends that the City base the population projection on the average rate of growth during the period from 1990-2008 of 4.27 percent, which provides reasonable period upon which to base future projections. The Department believes that using a longer period of historical growth is more appropriate for a long term projection than using only the growth between 2000 and 2008, particularly considering the unusual housing market conditions which occurred during this period. 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. The population projection in the EAR does not include seasonal residents. The population projection should be revised to include an analysis of seasonal residents in order to properly project the functional population that will be used for planning purposes.

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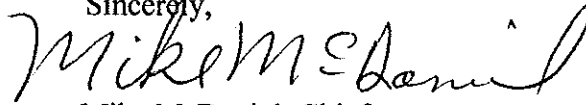
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- The City has not submitted its 10-year water supply plan. The Department recommends the City complete its 10-year water supply plan as soon as possible.

The Department commends the City for successfully completing its 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, or Bernard O. Piawah, Regional Planning Administrator, at 850-922-1810.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive style with a large, stylized "M" and "D".

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/de

cc: Ms. Patricia Steed, Executive Director, Central Florida Regional Planning Council
Ms. Amy Arrington, City Manager, City of Davenport