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DEPARTMENT OF COMMUNITY AFFAIRS

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CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

June 30, 2009

The Honorable Linda Riner-Mizell
Mayor, Town of Dundee
105 Center Street
Dundee, Florida 33828

Dear Mayor Riner-Mizell:

The Department has completed its 60-day preliminary sufficiency review of the adopted Evaluation and Appraisal Report for the Town of Dundee, adopted on April 28, 2009, by Ordinance Number 09-01. 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 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. Furthermore, the population projection figures and methodology used in this report is inconsistent with the projections and methodology stated in the Town's 10-year water supply plan. Please ensure that the methodology and population projections stated in the City's 10-year water supply plan is consistent with the projection used in the City's EAR, as well as for other planning activities in the Town.
- The Department issued an ORC report on the City's proposed Public School Facilities Element in August of 2008. To date, the Department has not received the City's adopted

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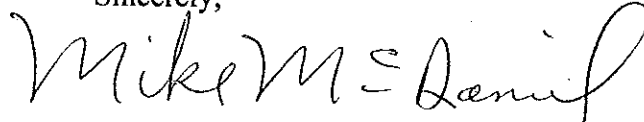
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WSP. The City should adopt its Public School Facilities Element so that it will be incorporated as part of the City's comprehensive plan.

- 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. The Department staff has not been able to determine where this requirement has been addressed in the Concurrency Management Section of the Town's comprehensive plan. So, the City should ensure that the EAR-based amendment addresses this requirement.

The Department commends the Town for successfully completing its EAR. The Department's staff is available to provide assistance to the Town 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 cursive script that reads "Mike McDaniel".

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/de

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