



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

February 20, 2009

Mr. Sean Byers, Senior Planner  
City of Winter Haven  
Post Office Box 2277  
Winter Haven, Florida 33883-2277

Dear Mr. Byers:

The Department of Community Affairs has reviewed your letter of January 6, 2009, which outlines the scope of work for the preparation of the City's Evaluation and Appraisal Report (EAR). The Department agrees with the summary of the issues as set forth in the attached document. This letter serves as confirmation of our understanding.

However, we would like to make the following suggestions to help the City as it evaluates the comprehensive plan on these major issues. The EAR process involves a retrospective assessment of the extent to which the comprehensive plan was implemented to achieve the stated objectives with respect to each major issue. While the topics you have chosen as major issues are acceptable, these issues are not couched in a manner that reflect a retrospective assessment of the comprehensive plan in order to determine how the comprehensive plan was implemented during the past seven years to achieve or not achieve the objectives pertaining to these issues, and based on that provide recommendations for further actions to be undertaken that will enable better achievement of the objectives during the next planning timeframe. We recommend that during the evaluation process, these major issues be addressed in a way that makes clear the focus is on a retrospective assessment of the plan. Furthermore, we would like to remind the City that, in addition to the major issues, the EAR must address all the other applicable requirements listed in Chapter 163.3191(2)(a)-(p), Florida Statutes.

We greatly appreciate the effort you have shown in developing the EAR scoping issues for the City. We look forward to continued success as the City prepares its EAR. If you or your staff have any questions or need additional assistance, please contact Dan Evans, Principal Planner, at (850) 922-1805.

Sincerely,

Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/de

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