

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
CUMULATIVE NOTICE OF INTENT TO FIND  
LAKE COUNTY COMPREHENSIVE PLAN AMENDMENT 03-1  
AND REMEDIAL COMPREHENSIVE PLAN AMENDMENT IN COMPLIANCE  
DOCKET NO. 07-R1-NOI-3501-(A)-(I)

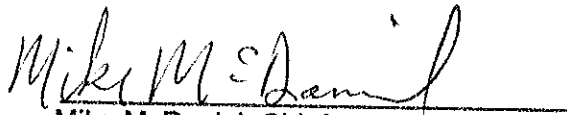
The Department issues this cumulative notice of intent to find Lake County Comprehensive Plan Amendment 03-1 adopted by Ordinance No. 2003-69 on July 22, 2003, and the remedial amendment adopted by Ordinance No. 2007-58 on November 6, 2007, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted Lake County County Comprehensive Plan Amendment and the Department's Objections, Recommendations, and Comments Report, (if any), are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Lake County Department of Growth Management, Comprehensive Planning Division, Room 510, 315 West Main Street, Tavares, Florida 32778.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Remedial Amendments are In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Administration, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.



Mike McDaniel, Chief  
Comprehensive Planning  
Division of Community Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

March 18, 2008

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MAR 20 2008

The Honorable Welton G. Cadwell, Chairman  
Lake County Board of County Commissioners  
315 West Main Street  
Tavares, Florida 32778

Planning & Community Design

Dear Chairman Cadwell:

The Department has completed its review of the Lake County comprehensive plan amendment (DCA No. 07-R1), adopted on November 6, 2007, by Ordinance Number 2007-58. DCA No. 07-R1 brings into compliance the remaining portion of the Lake County Comprehensive Plan Amendment 03-1 that was adopted by Ordinance No. 2003-69 on July 22, 2003. The Department has determined that the comprehensive plan amendment meets the requirements of Chapter 163, Part II, Florida Statutes, for compliance, as defined in Subsection 163.3184(1)(b), F.S. The Department is issuing a cumulative Notice of Intent to find the plan amendment In Compliance. The cumulative Notice of Intent has been sent to the Orlando Sentinel, Lake County Edition, newspaper for publication on March 19, 2008. Please be advised that Section 163.3184(8)(c) 2, F.S., requires a local government that has an Internet site to post a copy of the Department's Notice of Intent on the site within five (5) days after receipt of the mailed copy of the agency's Notice of Intent.

DCA No. 07-R1 is part of a Stipulated Settlement Agreement that was approved by the Department on August 24, 2007. The Stipulated Settlement Agreement and the adopted 07-R1 Comprehensive Plan Amendment included Objective 1-16A along with Policy 1-16A.1 to identify the specific density of residential development on the site along with the public facility providers for the site.

Please note that a copy of the adopted Lake County comprehensive plan amendment, and the Notice of Intent, must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Lake County Department of Growth Management, 315 W. Main Street, Tavares, Florida 32778

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100  
Phone: 850-488-8466/SUNCOM 278-8466 Fax: 850-921-0781/SUNCOM 291-0781  
Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

COMMUNITY PLANNING  
Phone: 850-488-2358/SUNCOM 278-2358  
Fax: 850-488-3309/SUNCOM 278-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE  
Phone: 305-280-2402  
Fax: 305-280-2442

HOUSING AND COMMUNITY DEVELOPMENT  
Phone: 850-488-7958/SUNCOM 278-7958  
Fax: 850-922-5623/SUNCOM 292-5623

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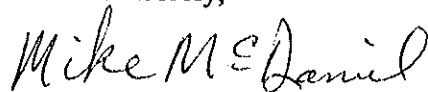
The Honorable Welton G. Cadwell  
March 18, 2008  
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The Department's Notice of Intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within 21 days after the publication of the Notice of Intent pursuant to Section 163.3184(9), F.S. No development orders, or permits for development, dependent on the amendment, may be issued or construction commence before the plan amendment takes effect.

If an affected person challenges this in compliance determination, you will have the option of mediation pursuant to Subsection 163.3189(3)(a), F.S. If you choose to attempt to resolve this matter through mediation, you must file the request for mediation with the administrative law judge assigned by the Division of Administrative Hearing. The choice of mediation will not affect the right of any party to an administrative hearing.

If you have any questions, please contact, James Stansbury, Regional Planning Administrator, Division of Community Planning at (850) 922-1818.

Sincerely,



Mike McDaniel, Chief  
Division of Community Planning

MM/js

Enclosure: Notice of Intent

cc: Mr. Phil Laurien, Executive Director East Central Florida Regional Planning  
Council  
Mr. Brian T. Sheahan, AICP, Director, Planning and Community Design, Lake  
County