



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 22, 2010

The Honorable Welton G. Cadwell, Chair
Lake County Board of County Commissioners
Post Office Box 7800
Tavares, Florida 32778

Dear Mr. Cadwell:

The Department of Community Affairs has completed its review of the adopted Lake County Comprehensive Plan Amendment adopted by Ordinance Number 2010-25 (DCA No. 10-1ER) on May 25, 2010, and determined that it meets the requirements of Chapter 163, Part II, Florida Statutes (F.S.), for compliance, as defined in Subsection 163.3184(1)(b), F.S., except for amendments 1, 2, 3, 4, 5, 6, 7, 9, 10, and 11, which were not properly adopted and are identified in the Table entitled "Future Land Use Map Changes (13 changes made after Transmittal) – Lake County – 2030 Comprehensive Plan" as submitted by the County on June 11, 2010. The Department did not make a compliance determination on Amendments 1, 2, 3, 4, 5, 6, 7, 9, 10 and 11 which are further identified as follows: Amendment No. 1 - 1500 acres, west of US 27, Fruitland Park and Lady Lake area, from Rural to Urban Low Density; Amendment No. 2 - 16.3 acres, CR 44, Radio Road and CR 473 area, from Urban Expansion and Rural within a Neighborhood Activity Center, to Regional Commercial; Amendment No. 3 - 17.5 acres, CR 44 and Emerald Avenue, Leesburg Area, from Rural Village to Industrial; Amendment No. 4 - 291 acres, Estes Road, Lake Lincoln Lane and Bates Avenue, Eustis area, from Suburban and Urban Expansion to Urban Low Density; Amendment No. 5 - 10 acres at SR 44 and CR 437, Eustis area, from Rural, WRPA Receiving area within a Neighborhood Activity Center, to Rural, Rural Transition and WRPA Receiving area with a Rural Support Intersection overlay; Amendment No. 6 - 60 acres on US 441 East of Mt. Dora, Florida Twin Markets Parcel, Urban Expansion to Regional Commercial; Amendment No. 7 - 85 acres on CR 437, Jones parcel, in Mt. Plymouth Sorrento area from Urban Compact Node Non-Wekiva, to Mt. Plymouth Sorrento Main Street (51 acres) and Mt. Plymouth Sorrento Neighborhood (34 acres); Amendment No. 9 - 350 acres next to Industrial Park in Groveland area, from Suburban to Regional Office; Amendment No. 10 - 42 acres south of SR 50, East of Clermont, from Urban Expansion with Employment Center Overlay to Regional Office; and Amendment No. 11 - 615 acres north of SR 50 and CR 50, East of Clermont, from Urban Expansion to Urban Low Density.

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The Department is issuing a Notice of Intent to find the plan amendment in compliance, except for FLUM amendments 1, 2, 3, 4, 5, 6, 7, 9, 10 and 11, described above. The Notice of Intent has been sent to the *Orlando Sentinel (Lake Sentinel Edition)* for publication on July 23, 2010.

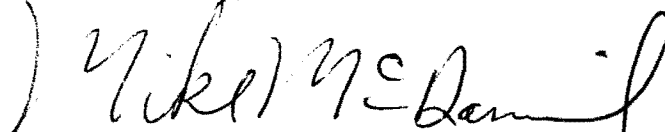
The Department's Notice of Intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within 21 days after the publication of the notice of intent pursuant to Section 163.3184(9), F.S. No development orders, or permits for a development, dependent on the amendment may be issued or commence before the plan amendment takes effect. 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 5 days after receipt of the mailed copy of the agency's Notice of Intent.

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 Lake County Administrative Building, 315 West Main Street, Fifth Floor, Tavares, Florida 32778.

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 Hearings. The choice of mediation will not affect the right of any party to an administrative hearing.

If you have any questions, please contact Julie Evans, Senior Planner, at (850) 922-1816.

Sincerely,

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

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/je

Enclosure: Notice of Intent

cc: Ms. Amye King, AICP, Growth Management Director
Mr. Phil Laurien, Executive Director, East Central Florida Regional Planning Council