



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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

JEB BUSH
 Governor

THADDEUS L. COHEN, AIA
 Secretary

April 14, 2004

The Honorable Karen R. Stern, Chairwoman
 St. Johns County Board of County Commissioners
 P.O. Drawer 349
 St. Augustine, Florida 32085-0349



Dear Chairwoman Stern:

The Department has reviewed the adopted comprehensive plan amendment for St. Johns County (DCA No. 04D1), adopted by Ordinance No. 2004-14 on February 24, 2004 and has 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. The Department is issuing a Notice of Intent to find the plan amendment in compliance. The Notice of Intent has been sent to the St. Augustine Record for publication on April 15, 2004.

Please note that a copy of the St. Johns County adopted 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 County Clerk's Office, St. Johns County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084.

The Department's Notice of Intent to find the plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the plan 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 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 Department's Notice of Intent.

If this in compliance determination is challenged by an affected person, 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

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
 Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
 Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE
 2796 Overseas Highway, Suite 212
 Marathon, FL 33050-2227
 (305) 289-2402

COMMUNITY PLANNING
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 488-2356

EMERGENCY MANAGEMENT
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 413-9969

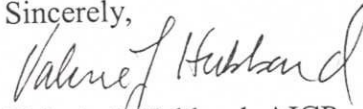
HOUSING & COMMUNITY DEVELOPMENT
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100
 (850) 488-7956

The Honorable Karen R. Stern
April 14, 2004
Page Two

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 question concerning this matter, please contact Mike McDaniel, State Planning Initiatives Administrator, at (850) 922-1806, or Joseph Addae-Mensa, Senior Planner, at (850) 922-1783.

Sincerely,



Valerie J. Hubbard, AICP
Director, Division of Community Planning

VJH/jam

Enclosure: Notice of Intent

cc: Teresa Bishop, AICP, Planning Director, St. Johns County
Ed Lehman, Growth Management Director, NEFRPC

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
NOTICE OF INTENT TO FIND THE
ST. JOHNS COUNTY
COMPREHENSIVE PLAN AMENDMENT(S) IN COMPLIANCE
DOCKET NO. 04D1-NOI-5501-(A)-(I)

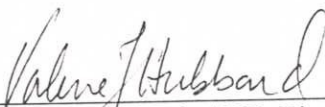
The Department gives notice of its intent to find the Amendment(s) to the Comprehensive Plan for St. Johns County, adopted by Ordinance No(s). 2004-14 on February 24, 2004, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187, 163.3189, and 380.05, F.S.

The adopted St. Johns County Comprehensive Plan Amendment(s) 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 County Clerk's Office, County Administration Building, 4020 Lewis speedway, St. Augustine, Florida 32084

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 Amendment(s) to the St. Johns County Comprehensive Plan 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 Management Services, 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.


Valerie J. Hubbard, AICP, Director
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100