



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

RECEIVED

October 5, 2010

OCT - 7 2010

The Honorable Ron Sanchez
Chairman, St. Johns County Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

ST. JOHNS COUNTY
GROWTH MANAGEMENT

Dear Chairman Sanchez:

The Department has completed its review of St. Johns County's comprehensive plan amendments adopted on August 18, 2010, by Ordinance Nos. 2010-33, 2010-34 and 2010-35 (DCA No. 10-1), 2010-36 (DCA No. 10-D1), 2010-37 and 2010-38 (DCA No. 10-2ER). The Department has determined that the amendment meets the requirements of Chapter 163, Part II, Florida Statutes (F.S.), for compliance, as defined in Section 163.3184(1)(b), F.S.

The Department is therefore issuing a Notice of Intent to find the plan amendments In Compliance. The Notice of Intent has been sent to the St. Augustine Record newspaper for publication on October 6, 2010. 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 days after receipt of the mailed copy of the agency's Notice of Intent.

The Department's Notice of Intent to find a plan 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. Please note that a copy of the adopted St. Johns 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 County Clerk's Office, County Administrator Building, 4020 Lewis Speedway, St. Augustine, Florida 32084.

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 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.

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: www.dca.state.fl.us

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

If you have any questions, please contact Jeannette Hallock-Solomon, Planning Analyst, Division of Community Planning, at (850) 922-1809.

Sincerely,

A handwritten signature in cursive script that reads "Mike McDaniel". The signature is written in black ink and is positioned above the printed name and title.

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/jhs

Enclosure: Notice of Intent

cc: Ms. Teresa Bishop, AICP, Long Range Planning Division Director, St. Johns County
Mr. Jason Cleghorn, Senior Planner, St. Johns County
Mr. Ed Lehman, Growth Management Director, Northeast Florida Regional Council

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
NOTICE OF INTENT TO FIND
ST. JOHNS COUNTY
COMPREHENSIVE PLAN AMENDMENT
IN COMPLIANCE
DOCKET NO. 10-1-NOI-5501-(A)-(I)
10-D1-NOI-5501-(A)-(I) AND
10-2ER-NOI-5501-(A)-(I)

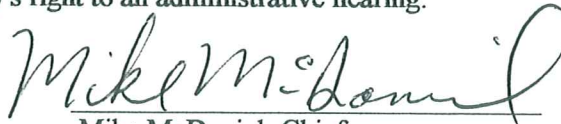
The Department gives notice of its intent to find the Amendment to the Comprehensive Plan for St. Johns County, adopted by Ordinance No's. 2010-33, 2010-34, 2010-35, 2010-36, 2010-37 and 2010-38 on August 17, 2010, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted St. Johns 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 County Clerks 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 to the St. Johns County Comprehensive Plan is 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.



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