



cc All Bcc  
Scott Clem  
Jerome Bishop

STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY  
AFFAIRS**

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

**JEB BUSH**  
Governor

**COLLEEN CASTILLE**  
Secretary

Ord. No.  
2003-24

May 20, 2003

The Honorable James E. Bryant, Chairman  
St. Johns County Board of County Commissioners  
Post Office Box 349  
St. Augustine, Florida 32085

Dear Chairman Bryant:

The Department of Community Affairs (Department) has completed its review of the Comprehensive Plan Amendment adopted by Ordinance Nos. 2003-24 through 2003-31; DCA No. 03-1 on March 25, 2003, for St. Johns County 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. The Department is issuing a Notice of Intent to find the plan amendment, In Compliance. The Notice of Intent was sent to the *St. Augustine Record* for publication on May 21, 2003.

In the Department's review of the adopted amendment we recognize the County's overall comprehensive approach to the protection of wetlands including updating the Environmentally Sensitive Lands map and the future assessment for an Environmentally Sensitive Overlay Zone with standards and procedures. The Department looks forward to working closely with St. Johns County during the implementation of the update and the assessment.

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, Florida Statutes, 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.

**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

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

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(850) 488-7956

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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 St. Johns County Clerk's Office, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095.

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 Hearings. 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, Principal Planner at (850) 922-1818.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. E. Timmerman', with a long horizontal line extending to the right.

H. E. "Sonny" Timmerman, Director  
Division of Community Planning

HET/js

Enclosure: Notice of Intent

cc: Ms. Teresa Bishop, Planning Director  
Mr. Ed Lehman, Northeast Florida Regional Planning Council

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
NOTICE OF INTENT TO FIND THE  
ST. JOHNS COUNTY  
COMPREHENSIVE PLAN AMENDMENTS IN COMPLIANCE  
DOCKET NO. 03-1-NOI-5501-(A)-(I)

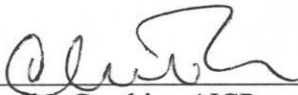
The Department gives notice of its intent to find the Amendments to the Comprehensive Plan for St. Johns County adopted by Ordinance No. 2003-24 thru 2003-31 on March 25, 2003, **IN COMPLIANCE**, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted St. Johns County Comprehensive Plan Amendments 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 St. Johns County Clerk's Office, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095.

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 Amendments 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 32399-1550. 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.

 5/14/03  
Charles Gauthier, AICP  
Chief, Bureau of Local Planning  
Department of Community Affairs  
Division of Community Planning  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100