



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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

RICK SCOTT
Governor

BILLY BUZZETT
Secretary



September 28, 2011

The Honorable Chris Craft
Chairman, St. Lucie County
Board of County Commissioners
2300 Virginia Avenue
Fort Pierce, Florida 34982-5652

Dear Chairman Craft:

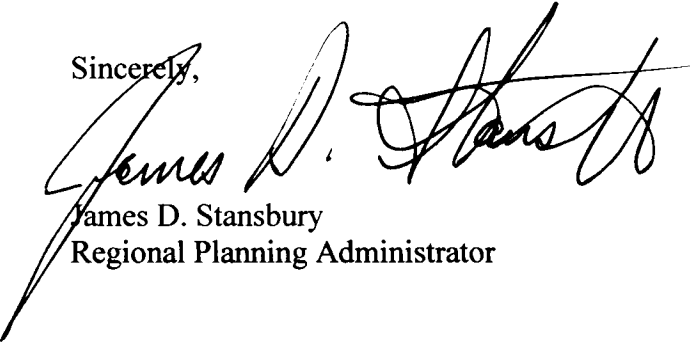
The State Land Planning Agency (the Agency) has completed its review of the remedial comprehensive plan amendment adopted by St. Lucie County Ordinance Number 11-026 on August 16, 2011 (DCA Amendment No. 11-R1), and received and determined complete on August 30, 2011. We have reviewed the amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4) Florida Statutes (F.S.), and have determined that the adopted amendment meets the requirements of Chapter 163, Part II, F.S., for compliance, as defined in Section 163.3184(1)(b), F.S. The Agency is therefore issuing a Cumulative Notice of Intent to find the comprehensive plan amendment adopted by St. Lucie County Ordinance Number 10-020 on October 26, 2010, as modified by Amendment Number 11-R1, in compliance. A copy of the Notice of Intent has been posted on the Agency's Internet website.

If this remedial plan amendment is not challenged by an affected person, the amendment will become effective 31 days after the Agency notified the local government that the plan amendment package was complete. If this plan amendment is challenged by an affected person, the amendment will not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

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If you have any questions relating to this review, please contact Laura Regalado at (850) 717-8508, or by email at laura.regalado@dca.state.fl.us

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a long, sweeping underline that extends to the left and then loops back under the name.

James D. Stansbury
Regional Planning Administrator

JDS/lmr

cc: Mr. Mark Satterlee, AICP, Growth Management Director, St. Lucie County
Mr. Michael Busha, AICP, Executive Director, Treasure Coast Regional Planning Council

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS, THE STATE LAND PLANNING AGENCY
CUMULATIVE NOTICE OF INTENT TO FIND
ST. LUCIE COUNTY
STATE COORDINATED REVIEW COMPREHENSIVE PLAN AMENDMENT 10-1ER
ADOPTED BY ORDINANCE NO. 10-020 ON OCTOBER 26, 2010, AS MODIFIED BY
REMEDIAL COMPREHENSIVE PLAN AMENDMENT 11-R1, ADOPTED BY
ORDINANCE NO. 11-026 ON AUGUST 16, 2011, IN COMPLIANCE
DOCKET NO. 11-R1-NOI-5601-(A)-(I)

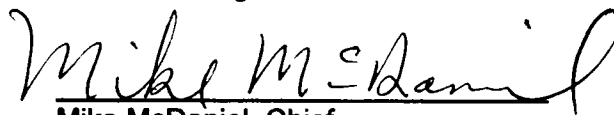
The Department issues this cumulative notice of intent to find St. Lucie County's Comprehensive Plan Amendment 10-1ER adopted by Ordinance No. 10-020 on October 26, 2010, as amended by Remedial Amendment 11-R1 adopted by Ordinance No. 11-026 on August 16, 2011, IN COMPLIANCE, pursuant to Sections 163.3184(4) and (6), F.S.

Any affected person, as defined in Section 163.3184(1)(a), F.S., has a right to petition for an administrative hearing to challenge the Remedial Amendment as not being In Compliance, as defined in Subsection 163.3184(1)(b), F.S. The petition must be filed within thirty (30) days after adoption of the Remedial Amendment 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 Division of Administrative Hearings, Department of Administration, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060, and copies mailed or delivered to the local government and to the Department. 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 Department will forward the petition to the Division of Administrative Hearings for consolidation with a pending administrative proceeding. The purpose of the administrative proceeding will be to present evidence and testimony on the noncompliance issues in order to secure a recommended order from an Administrative Law Judge. If no petition is filed, this Cumulative 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 163.3184(7)(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.

If a timely petition challenging the Remedial Amendment is not filed within thirty (30) days after the local government adopted the Remedial Amendment, the original Amendment and the Remedial Amendment become effective upon the issuance of a final order by the Department determining the amendment to be in compliance. If a timely petition is filed, the Amendment does not become effective until the Department or the Administration Commission enters a final order determining that the Amendment is in compliance.



Mike McDaniel, Chief
Office of Comprehensive Planning
Division of Community Planning
Department of Community Affairs
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