

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

June 29, 2018

The Honorable Eddie Cole, Mayor
Town of Eatonville
307 East Kennedy Boulevard
Eatonville, Florida 32751

Dear Mayor Cole:

The Department of Economic Opportunity (“Department”) has completed its review of the proposed comprehensive plan amendment for the Town of Eatonville (Amendment No. 18-1ER), which was received and determined complete on May 1, 2017. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the proposed amendment. We have identified two objections to the amendment and offered two comments and have included recommendations regarding measures that can be taken to address the objections and comments. The comments are offered to assist the Town and will not form the basis for a compliance determination for the amendment, if adopted. We look forward to working with your staff to address the objections and comments. Review comments received by the Department from the appropriate reviewing agencies are also enclosed.

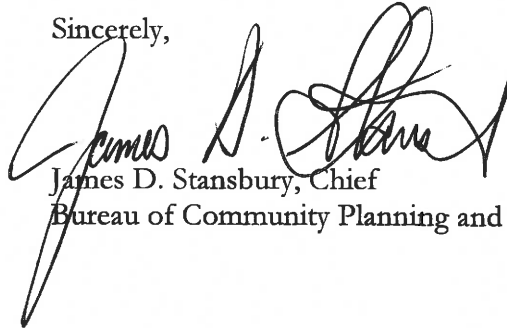
The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(4)(e)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of the Department of Economic Opportunity report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions related to this review, please contact Jennie Leigh Copps, Planning Analyst, by telephone at (850)717-8534 or by email at Jennie.Copps@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jlc

Enclosures: Procedures for Adoption
 Agency Comments
 Objections, Recommendations, and Comments Report

cc: James Benderson, Town Planner, Town of Eatonville
 Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

June 2018

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. "

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

Eubanks, Ray

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Friday, June 01, 2018 10:56 AM
To: DCPexternalagencycomments
Cc: James Benderson
Subject: Town of Eatonville proposed comprehensive plan amendment 18-01ER

Dear Mr. Eubanks,

St. Johns River Water Management District (District) staff have reviewed Town of Eatonville proposed comprehensive plan amendment 18-01ER in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking [this link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

Eubanks, Ray

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, May 31, 2018 10:05 AM
To: Eubanks, Ray; DCPexternalagencycomments
Cc: Plan_Review
Subject: Eatonville 18-1ER Proposed

To: Ray Eubanks, DEO Plan Review Administrator

Re: Eatonville 18-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.



OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

PROPOSED COMPREHENSIVE PLAN AMENDMENT

TOWN OF EATONVILLE (DEO No. 18-1ER)

The Department of Economic Opportunity (Department) has prepared this Objections, Recommendations and Comments (ORC) Report related to the Town of Eatonville proposed Comprehensive Plan Amendment (DEO No. 18-1ER). The ORC Report includes two objections and two comments with recommendations for addressing the objections and comments. If the Town adopts the amendment without addressing the objections, the Department may find the amendment not in compliance pursuant to section 163.3184(4)(e)4., Florida Statutes (F.S.).

The comments are offered to strengthen the Town's Comprehensive Plan or are technical in nature and will not form the basis for a compliance determination.

The Department staff is available to assist the Town in addressing the objections and the comments.

Objection 1: Future Land Use Map (FLUM)

By comparing the Town's previous FLUM (2012 and 2014) with the proposed FLUM, it appears that future land use categories have been assigned to areas that have been annexed. However, no large-scale future land use map amendments have been proposed to reflect the map changes.

No data and analysis was submitted with the amendment for the map changes, including the identification of the parcels by their location and acreage, the current and proposed land use designation, the suitability of the site for the proposed land use, the compatibility of the proposed land use with existing and future uses of surrounding properties, and the potential impacts to public facilities.

Authority: 163.3177(6)(a)8. F.S.

Recommendation: Prior to adoption, revise the amendment to identify the FLUM changes. The amendments should be based upon relevant data and analysis, including the identification of the parcels by their location and acreage, the current and proposed land use designation, the suitability of the site for the proposed land use, the compatibility of the proposed land use with existing and future uses of surrounding properties, and the potential impacts to public facilities.

Objection 2: Land Use Category – Internal Inconsistency

A proposed revision to Future Land Use Element Policy 1.6.10 Lake Weston Subarea seeks to add residential to the allowed uses within the subarea. The subarea’s allowable uses and standards are based upon the *Commercial* land use designation for the property on the FLUM. However, residential is not an allowed use within the subarea’s underlying *Commercial* land use category.

Authority 163.3177(1), F.S

Recommendation: Consider revising the amendment to adopt a specific land use category for the subarea. The land use category could incorporate characteristics of the subarea by establishing density and intensity standards for the preferred site-specific land uses. Alternatively, the Town could withdraw this amendment to provide time to consider additional options to achieve its goals. Department staff is available to provide technical assistance in this matter.

Comment 1

The legend of the Future Land Use Map (FLUM) identifies the Lake Weston *Subarea* as the Lake Weston *Policy*. The legend refers to a policy rather than a land use category that contains meaningful and predictable standards for land uses. It is recommended that the map legend be revised to accurately identify the title of the subarea as established in Future Land Use Element Policy 1.6.10.

Comment 2 The data and analysis portrays the existing and future conditions of transportation, housing, and population for the Town of Eatonville through 2040. However, a long-term planning period is not identified in the proposed text or on the Future Land Use Map. Prior to adoption the Town should consider revising the introduction to the Future Land Use Element, and the Future Land Use Map to reflect a minimum 10-year planning horizon occurring after the adoption date, (i.e., 2018 – 2028). The specific planning horizon should be included in the title of the map and map series. The Town may also find it useful to identify the long-term planning period on the front cover of the comprehensive plan.