

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

8/24/16
Adm
P&J
Samuel

August 22, 2016

The Honorable Lane Lynchard
Chairman, Santa Rosa County
Board of County Commissioners
6495 Caroline Street
Milton, Florida 32570

Dear Chairman Lynchard:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Santa Rosa County (Amendment No. 16-1ER), which was received and determined complete on June 23, 2016. 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 Department of Economic Opportunity does not identify any objections to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by the Department of Economic Opportunity from the appropriate reviewing agencies are enclosed.

We are providing two comments regarding the proposed amendment. These comments will not form the basis for a challenge to the adopted amendment but are offered to assist in strengthening the County's comprehensive plan.

Comment #1: In the adopted amendment, the County should consider a third agricultural land use category which would allow residential densities of 1 unit/5 acres. This would provide an alternative to the limited 1 unit/acre and 1/15 acre densities and could help to reduce the high allocation of Agricultural Rural Residential Use at 1 unit/acre.

Comment #2: The County should identify and map the areas of the County that will be subject to sea level rise over a timeframe identified by the County. This information may assist the County in addressing the impacts of sea level rise pursuant to section 163.3178(2)(f), F.S. The County is invited to visit the Department's website for more information: <http://www.floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/adaptation-planning>.

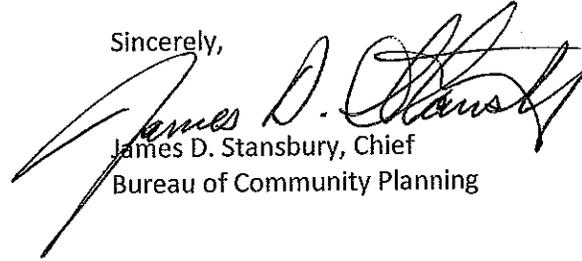
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

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 should have any questions related to this review, please contact Dan Evans, at (850) 717-8484, or by e-mail at Dan.Evans@deo.myflorida.com

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning

JDS/de

Enclosure(s): Procedures for Adoption
Agency Comments

cc: Shawn Ward, Planning Manager, Santa Rosa County Development Services
Austin Mount, Executive Director, West Florida Regional Planning Council

SUBMITTAL OF
ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

May 2011

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 State Land Planning Agency 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:

_____ State Land Planning Agency 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 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. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency 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 State Land Planning Agency to the ORC report from the State Land Planning Agency.



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

August 5, 2016

VIA EMAIL (Shawnw@santarosa.fl.gov)

Santa Rosa Community Planning, Zoning
and Development Division
Attn: Shawn Ward
6051 Old Bagdad Hwy., Suite 202
Milton, Florida 32583

Re: DACS Docket # - 20160706-777
Santa Rosa County Evaluation and Appraisal Report
Submission dated June 10, 2016

Dear Mr. Ward:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on July 6, 2016 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has the following comments on the proposal:

Thank you for the opportunity to review and provide comments concerning the Santa Rosa County Comprehensive Plan. Because the Florida Division of Forestry is now statutorily known as the Florida Forest Service, we recommend all references in the plan to the Division of Forestry be changed to "Florida Forest Service".

Not only does the Florida Forest Service provide wildland fire mitigation/suppression and mutual aid emergency response services to the county, as well as have a County Forester to help landowners manage timber and other forest resources, it does actively manage the Blackwater River State Forest comprising 210,463 acres; including approximately 147,122.6 acres in Santa Rosa County. We suggest the Plan narrative and Table 1-1 indicate most current acreage figures and not 189,594 total acres or 126,483.3 acres in Santa Rosa County as currently indicated.

If you have any questions regarding these comments, please contact Mike Hudson, Blackwater Forestry Center Manager at 850-957-5700.

Santa Rosa County Development Services
August 5, 2016
Page Two

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

A handwritten signature in black ink, appearing to read "Stormie Knight". The signature is fluid and cursive, with the first name "Stormie" written in a larger, more prominent script than the last name "Knight".

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Santa Rosa County 16-1 ER)

Eubanks, Ray

From: Ray, Suzanne E. <Suzanne.E.Ray@dep.state.fl.us>
Sent: Friday, July 22, 2016 2:42 PM
To: Eubanks, Ray; DCPexternalagencycomments
Subject: Santa Rosa County 16-1ER Proposed

To: Ray Eubanks, DEO Plan Processing Administrator

Re: Santa Rosa County 16-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

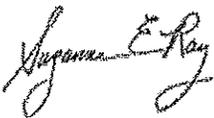
*Please note the new contact information below.

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.

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
2600 Blair Stone Rd. MS 47
Tallahassee, Florida 32399-2400





July 18, 2016

Florida Fish
and Wildlife
Conservation
Commission

Ray Eubanks
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120
DCPexternalagencycomments@deo.myflorida.com

Commissioners
Brian Yablonski
Chairman
Tallahassee

Allene P. "Liesa" Priddy
Vice Chairman
Immokalee

Ronald M. Bergeron
Fort Lauderdale

Richard Hanas
Oviedo

Bo Rivard
Panama City

Charles W. Roberts III
Tallahassee

Robert A. Spottswood
Key West

Executive Staff
Nick Wiley
Executive Director

Eric Sutton
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

Office of the
Executive Director
Nick Wiley
Executive Director

(850) 487-3796
(850) 921-5786 FAX

*Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.*

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: (850) 488-4676

Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com

RE: Proposed Santa Rosa County Evaluation and Appraisal Report, CPA 16-1ER,
Santa Rosa County

Dear Mr. Eubanks:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the above-referenced comprehensive plan amendment package and provides the following recommendations for your consideration in accordance with Chapter 163.3184, Florida Statutes. While we have no objections to the amendment, we offer the following information as technical assistance as Santa Rosa County updates the Comprehensive Plan.

CPA 16-1ER is a revision of Santa Rosa County's Comprehensive Plan based on the 2016 Evaluation and Appraisal Report. This revision addresses the Administrative Procedures, Economic Development, Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Capital Improvements and Intergovernmental Coordination Elements of the Santa Rosa County Comprehensive Plan. The following information is specific to revisions occurring to the Conservation Element, but may be relevant to other portion of the Comprehensive Plan, where rules governing wildlife may be referenced.

The "*Flora and Fauna*" section on page 3 of the Conservation Element references the Florida Wildlife Code (Chapter 39, F.A.C.). This statute has been changed, and the rules relating to take of listed species are now incorporated in Chapter 68A-27, F.A.C.

The "*Big Coldwater Creek and East Fork River*" section on page 16 of the Conservation Element states "The Florida Game and Freshwater Fish Commission manages the wildlife management area". The Game and Freshwater Fish Commission became the Florida Fish and Wildlife Conservation Commission in 1998; this and any other sections referencing the Game and Freshwater Fish Commission should be updated to reflect this change.

We appreciate the opportunity to review this Evaluation and Appraisal Report and our staff is available to assist Santa Rosa County during any revisions or amendments to the County's Comprehensive Plan. If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or at FWCConservationPlanningServices@MyFWC.com. If you have specific technical

Eubanks, Ray

From: Suber, Tracy <Tracy.Suber@fldoe.org>
Sent: Tuesday, June 28, 2016 11:57 AM
To: DCPexternalagencycomments; Evans, Dan
Cc: Beckie Cato; Harrell, Joseph; Shawn Ward
Subject: Santa Rosa County 16-1ER

Dear Ray and Dan –

Thank you for the opportunity to review Santa Rosa County's proposed 16-1ER amendment. As proposed, the amendment does not appear to have the potential to adversely affect public school facilities. The amendment proposes policies to define a clear process for evaluating future plan amendments that would have the effect of increasing residential density, which is commendable and furthers effective school planning coordination.

Sincerely,
Tracy Suber

Tracy D. Suber
Growth Management and Facilities Policy Liaison
Office of Educational Facilities
325 West Gaines Street, Suite 1014, Tallahassee, Florida 32399-0400
850-245-9312 Office

