



Desoto County

Board of County Commissioners
County Development Services Department
201 East Oak Street; Suite 204
Arcadia, Florida 34266

Phone: (863) 993-4806 Fax: (863) 993-4815

Monday, January 30th, 2018

Mr. D. Ray Eubanks
Plan Processing Administrator
Department of Economic Opportunity
Bureau of Community Planning
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, Florida 32399

RE: DeSoto County Transmittal of Large-Scale 2040 Comprehensive Plan Amendments LS 2018-01/18-1ER (Three Future Land Use Map amendments)

Dear Mr. Eubanks:

DeSoto County is pleased to transmit to the Florida Department of Economic Opportunity (FDEO) for State Coordinated Review pursuant to Section 163.3184(4), Florida Statutes, one paper and two electronic copies of the above referenced 2040 Comprehensive Plan amendments.

The Planning Commission, acting as the County's Local Planning Agency (LPA), held its public hearing on the amendments on November 7th, 2017, at 5:30 pm, and the DeSoto Board of County Commissioners held its public hearing on the amendments on January 23rd, 2018 at 6:30 p.m. Both collegial bodies approved unanimously the attached Resolution to transmit the amendment package to the FDEO and all other required entities.

The 2040 Comprehensive Plan amendments LS 2018-01 consists of three amendments to the Interim 2040 Future Land Use Map:

- Changing from 4,230+ acres of Rural/Agriculture and 15+ acres of Public Lands/Institutional to 4,245+ acres of Preservation;
- Changing from 21+ acres of Preservation to Commercial; and
- Removing from the FLUM 18 parcels totaling 177.317-acres that have been annexed into the City of Arcadia.

The first FLUM amendment is to reflect that the Florida Department of Agriculture and Consumer Services has acquired land and is operating it as the Peace River State Park. The second FLUM amendment is being requested by the Southwest Florida Water Management District in order to dispose of surplus property. The third FLUM amendment is to acknowledge lands that are no longer within DeSoto County's jurisdiction due to annexation into the City of Arcadia, Florida.

I hereby certify that a copy of this complete 2040 Comprehensive Plan amendment package, including the Development Department Report, and its supporting documentation, and the Resolution authorizing transmittal to the FDEO and other entities, are being transmitted concurrently to you and the persons and agencies identified at the bottom of this letter.

Please be advised the proposed amendments are not located in an area of critical state concern and a sector plan is not proposed. Adoption is expected to take place within 180 days of receipt of the Objections, Recommendations, and Comments Report.

If you have any questions concerning DeSoto County's 2040 Comprehensive Plan amendment LS 2018-01/17-1ER, please contact Earl R. Hahn, AICP, at e.hahn@desotobocc.com DeSoto County Development Department, 201 East Oak Street, Suite 204, Arcadia, Florida 34266. You also can contact me on my office telephone (863) 993-4806, extension 300, my cellular telephone (863) 444-1500, or my facsimile machine number (863) 491-6163.

Respectfully submitted,

Earl R. Hahn, AICP
Development Department Director

Attachments (4):

Certified copy of DeSoto County Commissioners Transmittal Resolution 2018-__
Development Department Report with Attachments for the Peace River State Forest
Development Department Report with Attachments for the SWFWMD Surplus Property
Development Department Report with Attachments for the City of Arcadia annexation parcels
Unapproved DeSoto County Planning Commission Minutes for November 7th, 2017
DeSoto County Commissioners January 23rd, 2018 Agenda Item

C.c. Mandy Hines, County Administrator, Desoto County
Pat Stead, Executive Director, Central Florida Regional Planning Council
Trisha Neasman, AICP, Southwest Florida Water Management District
Sarah Catala, Growth Management Coordinator, Florida Department of Transportation
Scott Sanders, Florida Fish & Wildlife Conservation Commission, Conservation Planning Services
Stormie Knight, Sr. Management Analyst I, Florida Department of Agriculture and Consumer Services
Deena Woodward, Historic Preservation Planner, Florida Department of State, Bureau of Historic Preservation
Chris Stahl, Florida Department of Environmental Protection, Office of Intergovernmental Programs
Tracy D. Suber, Growth Management & Facilities Policy Liaison, Florida Department of Education
Christina Blattner, City of Arcadia
Shaun Culliman, Zoning Official, Charlotte County
Thomas C. Polk, Planning & Development Services Director, Sarasota County
John Osborne, Planning Director, Manatee County
Todd Miller, AICP, Planning Director, Hardee County
Benjamin A. Dunn, MPA, CPM, Development Services Director, Highland County

**DESOTO COUNTY, FLORIDA
RESOLUTION 2018- ____**

A RESOLUTION OF THE DESOTO COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING FOR TRANSMITTAL TO ALL REQUIRED ENTITIES COMPREHENSIVE PLAN AMENDMENT PACKAGE NUMBER LS 2018-01, WHICH PACKAGE CONSISTS OF THREE AMENDMENTS TO THE INTERIM 2040 FUTURE LAND USE MAP: CHANGING FROM 4,230+ ACRES OF RURAL/AGRICULTURE AND 15+ ACRES OF PUBLIC LANDS/INSTITUTIONAL TO 4,245+ ACRES OF PRESERVATION, CHANGING FROM 21+ ACRES OF PRESERVATION TO COMMERCIAL, AND REMOVING FROM THE FLUM 18 PARCELS TOTALING 177.317-ACRES THAT HAVE BEEN ANNEXED INTO THE CITY OF ARCADIA; DIRECTING THE DEVELOPMENT DIRECTOR TO TRANSMIT COMPREHENSIVE PLAN AMENDMENT PACKAGE NUMBER LS 2018-01 TO ALL REQUIRED ENTITIES; DESIGNATING THE DEVELOPMENT DIRECTOR TO SERVE AS THE CONTACT PERSON AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners (hereinafter referred to as the Board) to prepare and enforce comprehensive plans for the development of the county; and

WHEREAS, the Community Planning Act (Sections 163.3161 – 163.3217, Florida Statutes) empowers and mandates the DeSoto County Board of County Commissioners to prepare, adopt and amend a comprehensive plan for the County's future growth and development; and

WHEREAS, in exercise of its authority, the Board has determined that in order to encourage the most appropriate use of land, water and resources consistent with the public interest and to deal effectively with future issues that may result from the use and development of land within DeSoto County, it is necessary to amend the DeSoto County 2040 Comprehensive Plan; and

WHEREAS, DeSoto County Comprehensive Plan amendment package number 2018 LS-01 consists of three amendments to the Interim 2040 Future Land Use Map: changing from 4,230+ acres of Rural/Agriculture and 15+ acres of Public Lands/Institutional to 4,245+ acres of Preservation, changing from 21+ acres of Preservation to Commercial, and removing from the FLUM 18 parcels totaling 177.317-acres that have been annexed into the City of Arcadia; directing the Development Director to transmit Comprehensive Plan amendment package number LS 2018-01 to all required entities; designating the Development Director to serve as the contact person and providing for an effective date; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board is required to transmit to the reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body the proposed Comprehensive Plan amendments; and

WHEREAS, duly advertised public transmittal hearings on Comprehensive Plan amendment package LS 2018-01 were held by the DeSoto County Planning Commission, acting as the Local Planning Agency, on November 7th, 2017, and by the Board on January 23rd, 2018, pursuant to Sections 163.3184 (3) and (5), F. S.; and

WHEREAS, upon the receipt of DeSoto County Comprehensive Plan amendment package LS 2018-01 by the Florida Department of Economic Opportunity (FDEO), the FDEO must review the amendment and issue to DeSoto County an Objections, Recommendations and Comments (ORC) Report on the amendment; and

WHEREAS, upon receipt of FDEO's ORC Report, DeSoto County has 180 days to adopt, adopt with changes, or not adopt the LS 2018-01 Comprehensive Plan amendment.

NOW, THEREFORE BE IT RESOLVED, the Board hereby approves Comprehensive Plan amendment package LS 2018-01 for transmittal to all required entities, directs the Development Director to transmit said Comprehensive Plan amendment package LS 2018-01 to all required entities, and designates the Development Director as the contact person for said amendment package.

PASSED AND DULY ADOPTED in DeSoto County, Florida, this 23rd day of January, 2018.

ATTEST:

DESOTO COUNTY BOARD OF
COUNTY COMMISSIONERS

Mandy Hines
County Administrator

Elton Langford
Chairman

Approved as to form and legal sufficiency:

Donald D. Conn
County Attorney