

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

June 27, 2019

The Honorable Christopher Hanks
Mayor, City of North Port
4970 City Hall Boulevard
North Port, Florida 34286-4100

Dear Mayor Hanks:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of North Port (Amendment No. 19-02ESR) received on June 6, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

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.

The Honorable Christopher Hanks, Mayor

June 27, 2019

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If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, by telephone at (850) 717-8510 or by email at scott.rogers@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury", written over a horizontal line.

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

JDS/sr

Enclosure(s): Procedures for Adoption

cc: Nicole Galehouse, Planning Division Manager, City of North Port
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

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;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ 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 amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its 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 the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, 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 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 in response to the comment letter from the State Land Planning Agency.



SARASOTA COUNTY
"Dedicated to Quality Service"

Nicole



June 10, 2019

Frank Miles, MPA
Director, City of North Port Neighborhood Development Services
4970 City Hall Boulevard
North Port, FL 34286

RE: CPAL-19-028 (Transmittal)

Dear Mr. Miles,

Thank you for the copy of the proposed Comprehensive Plan Amendment which proposes to change the Future Land Use Map designation for a former twelve-acre school site located within the West Villages from "Public" to "Village."

Staff finds that the amendment does not conflict with the goals, objectives, and policies of the Sarasota County Comprehensive Plan or its implementation.

Sarasota County appreciates the City of North Port informing it of this proposed amendment. We value our relationship with North Port, and the mutual efforts shared in the planning for and development of quality communities. If you have any questions, please contact our office.

Sincerely,

Jane H. Grogg, Manager
Neighborhood Services & Long Range Planning
Planning & Development Services
Sarasota County Government

Alison Christie

From: Chesna, Deborah <Deborah.Chesna@dot.state.fl.us>
Sent: Friday, June 14, 2019 11:51 AM
To: Alison Christie
Cc: DCPexternalagencycomments
Subject: 19-02ESR_City of North Port CPA_CPAL 19-028

Good morning, Alison,

FDOT has no comments regarding the change in Future Land Use designation from "Public" to "Village" on the +12.00-acre parcel. It is stated the property is no longer designated as a school and will be returned to the same designation as the surrounding land use. Thank you for the opportunity to review.

Have a great weekend! ☺☺

Deborah Chesna

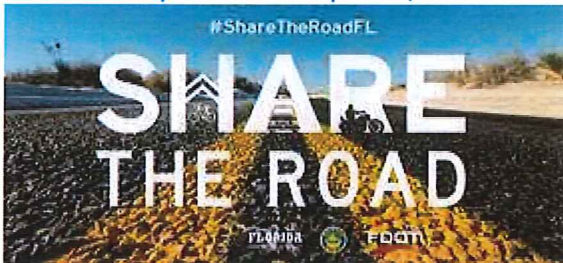
Complete Streets,
Community Planning Coordinator

863 519 2562 – office

863-272-4819 - cell

deborah.chesna@dot.state.fl.us

Intermodal Systems Development, District One





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Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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Executive Director

June 25, 2019

Ms. Alison Christie, Planner
City of North Port
Planning and Zoning Division
4970 City Hall Boulevard
North Port, FL 34286

Subject: **North Port 19-2ESR**

Dear Ms. Christie:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. It does not appear that the proposed amendment will result in any adverse regional water resource-related impacts. Therefore, we are not forwarding any comments for consideration.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, extension 4790, or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG

cc: Ray Eubanks, DEO