



STATE OF FLORIDA

## DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary



November 4, 2008

The Honorable John Christian  
Mayor, City of Leesburg  
City Hall, 501 West Meadow Street  
Leesburg, Florida 34748

Dear Mayor Christian:

The Department of Community Affairs has completed its review of the proposed Comprehensive Plan Amendment for the City of Leesburg (DCA Number 08-PEFE1), which was received on September 5, 2008. The Department has reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code and Chapter 163, Part II, Florida Statutes. Based on Chapter 163, Florida Statutes, we have prepared the attached report, which outlines our findings concerning the amendment. It is particularly important that the City address the objections set forth in our review report so that these issues can be successfully resolved prior to adoption. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review, and their comments are enclosed.

The Department's concerns address the following issues: 1) There is no policy addressing coordination of the long-range public school facility map with the local government's comprehensive plan, including the future land use map; and 2) The proposed amendment lacked Intergovernmental Coordination provisions that show relationships and principles to be used in the coordination of the adopted comprehensive plan with the Lake County School Board's facility plan.

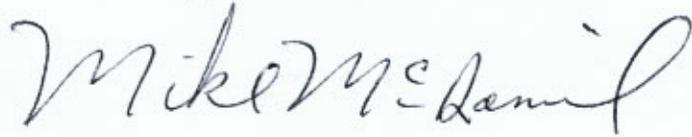
2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦  
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November 4, 2008  
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For your assistance, we have attached procedures for final adoption and transmittal of the comprehensive plan amendment. If you have any questions, please call Julie Evans, Senior Planner, at (850) 922-1816.

Sincerely,

A handwritten signature in black ink that reads "Mike McDaniel". The signature is written in a cursive, flowing style.

Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/je

Enclosures: Objections, Recommendations and Comments Report  
Review Agency Comments  
Transmittal Procedures

cc: Mr. Bill Wiley, AICP, Community Development Director, City of Leesburg  
Mr. Phil Laurien, Executive Director, East Central Florida Regional Planning Council

## ADOPTED AMENDMENT TRANSMITTAL PROCEDURES

Upon receipt of this report, the City of Leesburg has 60 days in which to adopt, adopt with changes, or determine not to adopt the proposed amendment. The process for adoption of local comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes (F.S.), and Rule 9J-11.011, Florida Administrative Code (F.A.C.).

Within ten working days of the date of adoption, the City must submit the following to the Department:

- Three copies of the adopted comprehensive plan amendment;
- A copy of the adoption ordinance;
- A listing of additional changes not previously reviewed;
- A listing of findings by the local governing body, if any, which were not included in the ordinance; and
- A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendment, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to Mr. Phil Laurien, Executive Director of the East Central Florida Regional Planning Council.

Please be advised that the Florida legislature amended Section 163.3184(8)(b), F.S., requiring the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by the law to furnish to the Department the names and addresses of the citizens requesting this information. This list is to be submitted at the time of transmittal of the adopted plan amendment (a sample Information Sheet is attached for your use).

**DEPARTMENT OF COMMUNITY AFFAIRS**  
**OBJECTIONS, RECOMMENDATIONS AND COMMENTS**  
**FOR THE**  
**CITY OF LEESBURG**  
**AMENDMENT 08-PEFE1**

November 4, 2008  
Division of Community Planning  
Office of Comprehensive Planning

This report is prepared pursuant to Rule 9J-11.010, F.A.C.

**OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT  
PROPOSED COMPREHENSIVE PLAN AMENDMENT  
CITY OF LEESBURG (DCA No. 08-PEFE1)**

**I. Consistency with Rule 9J-5, Florida Administrative Code (F.A.C.) and Chapter 163, Florida Statutes (F.S.)**

1. Objection: There is no policy addressing coordination of the long-range public school facility map with the local government's comprehensive plan, including the future land use map. [Section 163.3177(2) and (12)(g) 9., F.S., Rule 9J-5.005(5) and Rule 9J-5.025(3)(c) 6., F.A.C.]

Recommendation: Include a policy that addresses the coordination of the long-range public school facility map with the local government's comprehensive plan, including the future land use map.

2.Objection: The proposed amendment lacked Intergovernmental Coordination (ICE) provisions that show relationships and principles to be used in the coordination of the adopted comprehensive plan with the school board's facility plan. In addition, the ICE did not describe joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency. [Sections 163.3177(6)(h) 1, 2, and 4.a., F.S.]

Recommendation: In the ICE, include intergovernmental coordination provisions that show relationships and principals to be used in the coordination of the adopted comprehensive plan with the school board's facility plan. In addition, the ICE must describe joint processes for collaborative planning and decision making on population projections, public school siting, and the location and extension of public facilities subject to concurrency.

3. Comment: The Department expects the City to adopt an updated Capital Improvement Element, reflecting the five-year period beginning with Fiscal Year 2008/2009, as a later amendment to the comprehensive plan. The updated element will then need to be transmitted to the Department no later than December 1, 2008, pursuant to the requirements of Section 163.3177(3)(b)1., F.S.

**II. Consistency with the State Comprehensive Plan**

Objection: The proposed Comprehensive Plan Amendments are not consistent with and do not further the following provisions of the State Comprehensive Plan (Chapter 187, Florida Statutes) for the reasons noted in the objections raised above in Section I:

1. Goal 15 a (Land Use); Policy 15. b.1. and 6. This citation applies to Objections 1 and 2.
2. Goal 17 a (Public Facilities); Policies 17. b.1., 2., 4., 6. and 7. These citations apply to Objections 1 and 2.
3. Goal 25 a (Plan Implementation); Policies 25. b.1. and 7. These citations apply to Objections 1 and 2.

Recommendation: Revise the plan amendments as recommended for the objection raised above.