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DEPARTMENT OF COMMUNITY AFFAIRS PC*"Dedicated to making Florida a better place to call home"*CHARLIE CRIST
GovernorTHOMAS G. PELHAM
Secretary

January 13, 2010

The Honorable George Neel
Mayor, Town of Zolfo Springs
3210 US Highway 17
Zolfo Springs, Florida 33890

Re: Town of Zolfo Springs' Adopted Evaluation and Appraisal Report

Dear Mayor Neel:

I am pleased to inform you that the Department has completed its preliminary and final review of the adopted Evaluation and Appraisal Report (EAR) for the Town of Zolfo Springs, adopted on October 19, 2009, and has determined that the EAR is sufficient, as defined in Subsection 163.3191(2), Florida Statutes. The Town may proceed with the adoption of comprehensive plan amendments in addition to EAR-based amendments.

Please note that a formal sufficiency determination does not constitute a compliance review of the proposed amendments identified in the Report. Amendments referenced in the EAR will be reviewed for consistency with Chapter 163, Part II, Florida Statutes, and Rule 9J-5, Florida Administrative Code, when submitted as proposed amendments. Amendments to update a comprehensive plan based on the EAR shall be adopted during a single amendment cycle within 18 months after the EAR is determined to be sufficient by the state land planning agency.

The Department has four comments, which the Town should take into account when doing its EAR-based amendments, including: 1) the EAR-based amendments will have to address changes made to the Florida Statutes, Florida Rules from the year 2009 and any future changes made before the EAR-based amendments are adopted, including Future Land Use Element objective and policies that discourage urban sprawl. The most up to date table on statutory changes (through the year 2009) can be found on the Department's website: <http://www.dca.state.fl.us/fdcp/dcp/EAR/WorkTableCh163.doc>; 2) the Town needs to revise Capital Improvements Element Policy 4.4 to clearly express the intent to adopt the Hardee County School District Work Plan by reference to be consistent with Section 163.3177(3)(b)1, F.S. and Infrastructure Policy 1.6 to clarify the water supply coordination language by including the phrase "consult with the applicable water supplier to ensure that an adequate water supply will be available by the anticipated date of issuance of a certificate of occupancy or its functional equivalent to be consistent with Section 163.3180(2)(a), F.S.; 3) the EAR-based amendments

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should contain an analysis of the LOS standards for roads using the most up to date FDOT Generalized Tables, which includes all SIS, emerging SIS, FIHS, and Transportation Regional Incentive Program (TRIP) facilities. If improvements are needed to maintain or achieve the adopted LOS standards, the projects should be incorporated in the Five-year Schedule of Capital Improvements as part of the EAR-based amendments; and 4) the Town shows areas annexed in 2002 (large area in the southeast part of the Town) as designated Public/Institutional, however, the Department has no record of a comprehensive plan amendment for these annexed lands. In the EAR-based amendments, please give documentation showing the area has had a comprehensive plan amendment and this amendment was reviewed and found consistent by the Department. If the future land use map amendment has not been transmitted to the Department, then please include this FLUM amendment with the EAR-based amendment package or propose a FLUM amendment earlier than the EAR-based amendments.

Department staff is available to provide any needed assistance to the Town as it prepares EAR-based amendments. If you have any questions concerning this matter, please call Tom Tumminia, Planner, Division of Community Planning or Jeannette Hallock-Solomon, Planning Analyst, at 850-922-1809.

Sincerely,



Mike McDaniel, Chief
Office of Comprehensive Planning

MM/jhs

cc: Ms. June Albritton, Town Clerk, Town of Zolfo Springs
Ms. Jennifer Codo-Salisbury, Director of Planning, Central Florida Regional Planning Council