



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

## MEMORANDUM

TO: Wakulla County

Date: February 22, 2010

Subject: Proposed Comprehensive Plan Amendment Review Objections,  
Recommendations and Comments Reports

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**Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):**

Wakulla County 10-1ER

**These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.**

**If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.**

**RE/lp**

**Enclosure**

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) ♦  
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

February 19, 2010

The Honorable Howard Kessler, Chairman  
Wakulla County  
Board of County Commissioners  
3093 Crawfordville Highway  
Post Office Box 1263  
Crawfordville, Florida 32327

Dear Chairman Kessler:

The Department has completed its review of the proposed Comprehensive Plan Amendment for the Wakulla County (DCA 10-1ER), which was received on December 22, 2009. Based on Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code, we have prepared the attached Objections, Recommendations, and Comments (ORC) Report, which outlines our findings concerning the amendment.

It is particularly important that the County address the 'objections' set forth in the ORC Report so that these issues can be successfully resolved prior to adoption. We have also included a copy of state agency comments for your consideration. Within the next 120 days, the County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, our ORC Report outlines procedures for final adoption and transmittal.

The proposed amendment package consists of amendments to the County's Future Land Use, Conservation, Capital Improvements, Infrastructure, Intergovernmental Coordination, Concurrency Management System, Transportation, Housing, Economic Development, Coastal Management, and Recreation and Open Space Elements. The Department acknowledges the County's efforts to update its Plan and believes most of the amendments reflect positive changes to the County's local comprehensive plan. There are issues, however, that should be addressed prior to adoption including updating the data and analysis to be the best available, revising the Future Land Use Map series to address energy-efficiency, revising the Capital Improvements Element and Schedule, Infrastructure, Concurrency Management System, and Coastal Management Elements to ensure internal consistency and ensuring the plan fully addresses those recommendations in the Evaluation and Appraisal Report and in the amendment data and analysis.

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

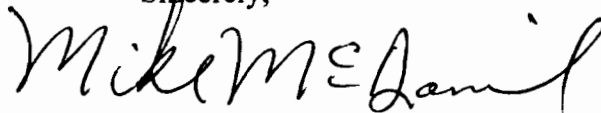
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The Honorable Howard Kessler  
February 19, 2010  
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We believe that the concerns outlined in our Report can be resolved with additional attention to the amendments and we are available to work with your staff to assist the County in responding to our Report.

If you, or your staff, have any questions; or if we may be of further assistance as you formulate your response to this Report, please contact Nia Clark, Community Planner, via email at [nia.clark@dca.state.fl.us](mailto:nia.clark@dca.state.fl.us) or by phone at (850) 921-3760.

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/nc

cc: Mr. Charles Blume, Executive Director, Apalachee Regional Planning Council  
Mr. Benjamin Pingree, County Administrator, Wakulla County  
Ms. Melissa Corbett, Planner II, Wakulla County  
Mr. Artie White, Consultant to the County, Kimley-Horn and Associates

## TRANSMITTAL PROCEDURES

This letter and the enclosed external agency comments are being issued pursuant to Rule 9J-11.010, F.A.C. Upon receipt of this letter, Wakulla County has 120 days in which to adopt, adopt with changes, or determine that the County will not adopt the proposed amendment. The process for adoption of local comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code.

Within ten working days of the date of adoption, the County 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. Charles Blume, Executive Director, Apalachee 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 to the Department. **Please provide these required names and addresses to the Department when you transmit your adopted amendment package for compliance review. In the event there are no citizens requesting this information, please inform us of this as well.** For efficiency, we encourage that the information sheet be provided in electronic format.

**FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS**  
**OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT**  
**FOR WAKULLA COUNTY**  
**COMPREHENSIVE PLAN AMENDMENT 10-1ER**

**February 19, 2010**  
**Division of Community Planning**  
**Office of Comprehensive Planning**

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

## **INTRODUCTION**

The following objections, recommendations and comments are based upon the Department's review of Wakulla County's proposed amendment to their comprehensive plan (DCA number 10-1ER) pursuant to Chapter 163.3184, Florida Statutes (F.S.).

The objections relate to specific requirements of relevant portions of Rule 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

Each of these objections must be addressed by the local government and corrected when the amendment is resubmitted for the Department's compliance review. Objections, which are not addressed, may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis items, which the local government considers not applicable to its amendment. If that is the case, a statement justifying its non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments, which follow the objections and recommendations section, are advisory in nature. Comments will not form bases of a determination of non-compliance. They are included to call attention to items raised by the Department's reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations, and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

# OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

## FOR WAKULLA COUNTY

### PROPOSED COMPREHENSIVE PLAN AMENDMENT 10-1ER

#### I. CONSISTENCY WITH RULE 9J-5, F.A.C. and CHAPTER 163, F.S.

##### General Related to the Plan

**1. Objection:** The County's plan includes supporting data and analysis for land uses, infrastructure and capital improvements, housing, economic development, and schools that is out of date. In most cases, the data references 1995 as a baseline and in other cases the year 2000, extending to the year 2005. It is not clear the amendment is based on best available data to support the County's proposed revisions and new planning horizon.

Authority: Sections 163.3177(1), (3)(a), (6)(a), (c), (f), (7)(j), and (12)(c), F.S.; and Rules 9J-5.005(2)(a) and (c), 9J-5.006(1), 9J-5.010(1), 9J-5.011(1)(a), (e) and (f), 9J-5.016(1)(a), F.A.C.

**Recommendation:** The data analysis should be revised to include the best available data to support the revisions to the elements of the comprehensive plan and the new planning horizon. The County should ensure the data is consistent throughout the elements of the comprehensive plan.

**2. Comment:** Several existing policies in the County's plan contain the phrase, "...*Within 1 year from the effective date of this plan amendment...*". For those policies where this milestone has passed, the policies should be revised reflect the implementation of those policies.

##### Future Land Use Element

**3. Comment:** Policy 1.3, which establishes a timeframe for which board members of the Panacea Overlay district shall serve, has a milestone of 2009. This policy should be revised to reflect a new milestone, or be removed if the board will continue to serve into the future.

**4. Comment:** Policy 14.3 of the FLUE does not establish a deadline for incorporating Greenhouse Gas reduction strategies into the County's Land Development Code (LDC). The policy could be improved by including a target date.

**5. Objection:** Policy 1.2.1(e) of the element has been revised to allow existing and *new* agricultural and silvicultural activities within the Conservation land use category. However, the revision increases the amount of impacts to the Conservation land use category and makes this revision internally inconsistent with the intent of the category. Further, the revision is not supported by data and analysis on public and private ownership of Conservation lands to

demonstrate the extent of the impacts given the proposed revision. Therefore the impact of this revision can not be assessed.

Authority: Sections 163.3177(1), (2), and (6)(a) and (d), F.S.; and Rules 9J-5.005(1)(c)5., (2)(a) and (c), and (5), 9J-5.006(4), 9J-5.013(2) and (3), F.A.C.

**Recommendation:** The revision should be supported by data and analysis to identify the extent of the revisions to the Conservation land use category including the impacts based on publicly owned areas versus privately owned areas. Data should be provided identifying the amount of vacant privately owned areas and their locations. With this revision, the County would need to ensure that allowed activities are consistent with the intent of the category, to be the most restrictive land use category, minimizing active land uses. The County may also consider the conversion of private conservation lands to new agriculture uses on an individual basis through the plan amendment process.

**6. Objection:** The County has included as part of the EAR-based amendments the County's Future Transportation Map. However, the County has not submitted an updated Future Land Use Map (FLUM) Series as part of the EAR-based amendment package. Conditions have changed since the County's last EAR, including several FLUM changes and a Waterfronts Community designation and an established Overlay for the communities of Panacea and Crawfordville, and the statute has been revised requiring mapping of conservation areas and energy conservation strategies. By omitting or failing to update the map series including the City's FLUM, Conservation Map, and Energy Conservation Map, the County has not demonstrated consistency with mapping requirements in the rule and statute.

Authority: Sections 163.3177(1), (6)(a), (b) and (d), F.S.; and Rules 9J-5.005(1)(c)5., (d)6. and 7., (e), and (2)(a); 9J-5.006(4); and 9J-5.013(1)(a), F.A.C.

**Recommendation:** The City should revise the plan to include an updated FLUM series. The updated FLUM should reflect those areas designated as Conservation Residential as described in Policy 1.2.11.1, those overlay areas designated for the Panacea and Crawfordville communities, and the established Waterfronts District as outlined in Panacea's adopted Waterfronts Vision Plan. The County's map series should include the springs protection areas and identification of other karst features. The map series for the Conservation Element should be revised to reflect these environmental features as part of the map series to ensure their protection and conservation. The Energy Conservation Map should reflect planned strategies for energy conservation including green spaces, bike trails, mixture of uses, and anticipated transit.

### **Capital Improvements Elements**

**7. Objection:** The Capital Improvements Schedule is not supported by best available data and analysis; the data is outdated. According to the County's adopted 2008 annual update to the Capital Improvements Element (CIE), the City of Sopchoppy was projected to have a Potable Water deficiency this year; and the Otter Creek Wastewater facility is experiencing a current deficiency. The wastewater facility was planned for an expansion from 0.6 mgpd to 1.6 mgpd. Additionally, the County has indicated that the funds have been received for the expansion of the

Water, the Capital Improvements Schedule has the well expansion project for the City of Sopchoppy included in the third year of the schedule, but the data has not been revised to indicate that the City will not be experiencing a deficiency for Potable Water until a later date, or to otherwise justify placing the Potable Water project in the third year of the Capital Improvements Plan (CIP). Further, the wastewater collection system for the Wakulla Gardens subdivision is included in the data and analysis of the infrastructure Element, but is not included in the County's Capital Improvements Schedule.

Authority: Sections 163.3177(3)(a)1. and 2., F.S.; and Rules 9J-5.016(1)(a), (2)(c), (4)(a)1.b., F.A.C.

**Recommendation:** The data should be revised to provide an up-to-date Level of Service analysis for all facilities. The data should be the best available data. For those facilities anticipated to experience or currently experiencing deficiencies, those projects needed to achieve and maintain the adopted LOS for facilities should be included in the financially feasible 5-year schedule of Capital Improvements.

### **Infrastructure Element**

**8. Comment:** The County's data regarding Solid Waste facilities and services should be updated. The data has conflicting accounts of the state of the County's solid waste facilities. Some data indicate that the County has no centralized solid waste collection system, due to the closure of the County's only Class III landfill in 2007. However, other data indicate Waste Management has been contracted to pick up waste through 2009, and the contract can be renewed on a year-by-year basis for 4 years. Further, there is data that also states that Star Environmental has been contracted to haul the County's Class III waste to the Springhill Landfill in Jackson County. The amendment should be revised to indicate the status of solid waste facilities with an appropriate LOS standard and the provider.

**9. Objection:** The Element has been revised to include new LOS standards for Potable Water and Sanitary Sewer services within the County. However, these standards are not consistent among the Capital Improvements Element, the supporting data for the Capital Improvements Element and the Infrastructure Element, and Policy 1.3 of the Concurrency Management System.

Authority: Sections 163.3177(2), (3)(a)3. and 5., and (6)(c), F.S.; and Rules 9J-5.005(2)(a) and (c), (3), and (5), and Rules 9J-5.0055(1)(a) and (c), 9J-5.011(2)(c)2., and 9J-5.016(3)(c)4., F.A.C.

**Recommendation:** The Level of Service standards for Potable Water and Sanitary Sewer facilities should be revised to be consistent throughout the comprehensive plan and should be consistent with and supported by the LOS data as well as the 5-year CIP.

### **Intergovernmental Coordination Element**

**10. Objection:** The County's data for Intergovernmental Coordination suggests that there are currently no coordination measures to address inconsistent land use practices with adjacent counties. The County's plan does not include any objectives or policies to address this issue and no mechanisms have been established to begin any coordination. Further, the County was subject to a Stipulated Settlement Agreement (SSA) to develop an interlocal agreement with Leon County to address anticipated transportation impacts from the Sustainable Community Future land use category.

Authority: Section 163.3177(h)1., F.S.; and Rules 9J-5.015(1), (2)(b), (3)(b)2., F.A.C.

**Recommendation:** The element should be revised to include the suggested recommendations as outlined in the data and analysis, for Intergovernmental Coordination to include revisions to Goals, Objectives, and Policies (GOPs) and to reflect current and anticipated coordination mechanisms necessary to address land use.

**11. Comment:** The data for the element should be revised to include the correct citation for school planning as, Chapter 1013, Part III, F.S.

### **Public School Facilities Element**

**12. Comment:** Policy 7.1 of the County's adopted PSFE includes an outdated reference to the Wakulla County School Board 5-year district facilities work plan dated September 25, 2007. The element should be revised to include a reference to the most recently adopted 2009/2010 through 2013/2014 school board district facilities work plan. Additionally, the element as included in the policy document has missing pages. The County should revise the element to ensure it is complete.

**13. Comment:** The County is seeking to revise Policy 1.4 and corresponding Policy 1.6 of the ICE, to change the School Board's status on the Technical Review Committee (TRC) from "voting member" to "commenting member". While this change is not inconsistent with the Interlocal Agreement, the County may want to coordinate this decision with the School Board.

**14. Comment:** The data and analysis to support the PSFE should be updated to reflect the opening of "New Elementary A" as Riversink Elementary, and to remove proposed "Middle School AA" and "High School AAA" from the County's district facilities work plan in year 20. Additionally, the remaining data to support the element is now more than 2 years old and should be updated to reflect the best available data for school enrollment and current Florida Inventory of School Houses (FISH) capacity; this also includes updating the LOS standard for schools in the CIE data and analysis.

**Concurrency Management System**

**15. Objection:** The Goal of the County’s Concurrency Management System (CMS) is to ensure that facilities and services are available at the time new development proposals and new development creates the demand. However, the supporting policies of the CMS are not consistent with the minimum requirements for concurrency. The CMS does not meet minimum requirements for concurrency because Policies and the associated sub-policies 1.6 (Potable Water and Wastewater) and 1.7 (Solid Waste, Parks and Recreation, and Stormwater) do not recognize an enforceable development agreement as a means to satisfy concurrency requirements, consistent with Rules 9J-5.0055(3)(a)2. and (b)2.b., F.A.C. Policies 1.6 and 1.7 are also internally inconsistent with Policy 1.2 in the CMS which recognize an enforceable development agreement as a condition of meeting concurrency requirements.

Authority: Sections 163.3177(2), (3)(a)3. and 6., (d), and 163.3180(1)(a) and (2), F.S.; and Rules 9J-5.005(5), 9J-5.0055(1)(b) and (c), (d), (2) and (3)(a)2. and (b)2.b., and 9J-5.016(4)(b), F.A.C.

**Recommendation:** The Concurrency Management System, specifically Policies 1.2, 1.6, and 1.7, should be revised to be consistent with each other and to include the minimum requirements for certain concurrency for public facilities by recognizing options under binding and development agreements consistent with Rule 9J-5.0055(3), F.A.C.

**Coastal Management Element**

**16. Comment:** Policy 1.11 of the element indicates that the County shall designate lands under lease from the Florida Department of Environmental Protection (FEDP) on Mashas Sand Island as a County Bird Sanctuary. These designated areas could be mapped as part of the Conservation or Energy Conservation map series.

**17. Objection:** The data for the Coastal Management Element includes the proper definition of the Coastal High Hazard Area (CHHA). However, revised Policy 2.6 (of Goal 1) of the element does not define the CHHA but references Section 163.3178, F.S.; and Rule 9J-5.012, F.A.C., as being the boundary of the CHHA to be identified on the Future Land Use Map.

Authority: Sections 163.3177(g)1., and 163.3178(2)(h) and (9)(c), F.S.; and Rules 9J-5.005(6), 9J-5.012 and (3)(c)7., F.A.C.

**Recommendation:** The policy should be revised or expanded to define the area designated as the CHHA consistent with Section 163.3178(2)(h), F.S., and or reference directly Section 163.3178(2)(h), F.S., including the appropriate title and date. Further, the FLUM should depict the CHHA consistent with the statutory definition.

163.3178(2)(h), F.S., including the appropriate title and date. Further, the FLUM should depict the CHHA consistent with the statutory definition.

### **Recreation and Open Space**

**18. Comment:** Policy 1.4 of the element has removed the deadline for completing the Recreation and Open Space Master Plan by 2012. The County's data has not indicated that the master plan was completed or if the County no longer wishes to pursue the project. If the deadline is being removed, the County should provide data indicating the status of the master plan.

**19. Objection:** The Recreation and Open Space element includes two standards for LOS. The County has established one LOS standard as 5 acres/ 1,000 population; the other standard breaks down facilities as user-oriented and resource-based facilities. This second LOS standard is not being monitored to determine if it is being achieved and maintained.

Authority: Sections 163.3177(2) and (6)(e), F.S.; and Rule 9J-5.005(5)(a), and 9J-5.016(3)(c)4., F.A.C.

**Recommendation:** The element should be revised to include one LOS standard for Recreation and Open Space facilities that can be achieved and maintained.

### **Transportation Element**

**20. Comment:** Proposed Policy 1.7 of the element requires the County to maintain a 12-hour out-of-county evacuation time for a Category 5 storm. The County is not required to adopt hurricane evacuation standard, but meeting this standard would be required for any FLUM amendments adopted that are in the CHHA. The County may want to consider withholding the adoption of this policy because the Apalachee Regional Planning Council (ARPC) is scheduled to release the updated Apalachee Regional Evacuation Study (RES) by June 30, 2010. The County may want to review the updated clearance times before revising and adopting any policies to establish a hurricane evacuation standard.

### **III. CONSISTENCY WITH STATE PLAN**

The Wakulla County proposed amendment package 10-1ER is not consistent with the goals and policies of the State Comprehensive Plan (Chapter 187, F.S.).

- (6) Public Safety, Goal (a), Policy (b)22. and 23.: Objection 17;
- (7) Water Resources, Goal (a), Policy (b)2.: Objections 5 and 6, Policy (b)5.: Objections 7, 9, and 15;
- (9) Natural Systems and Recreational Lands, Goal (a), Policy (b)1., 2.: Objection 19, Policy (b)1., 2., and 7.: Objection 5;
- (15) Land Use, Goal (a), Policy (b)6.: Objections 5 and 6;
- (17) Public Facilities, Goal (a), Policy (b)1., 4., and 7.: Objections 7, 9, 15, 19;

- (20) Governmental Efficiency, Goal (a), Policy (b)1.: Objection 10; and
- (25) Implementation, Goal (a), Policy (b) 7: Objections 1, 5, 6, 7, 9, 10, 15, 17, and 19.

**Recommendation:** Revise the amendments, as necessary, to be consistent with the above referenced goals and policies of the State Comprehensive Plan. Specific recommendations can be found following the objections cited previously in this report.

AC

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FORM C-7

APALACHEE REGIONAL PLANNING COUNCIL

RPC AMENDMENT REVIEW FORM  
FY 2009-2010

- 1. Local Government Name: WAKULLA COUNTY
- 2. Amendment Number: **10-1ER Proposed**
- 3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (NO)
- 4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable:
- 5. Date Amendment Review must be Completed and Transmitted to DCA:
- 6. Date the Amendment Review was transmitted to DCA: January 15, 2010
- 7. **Description of the Amendment:**

1. **Amendments to Future Land Use Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Future Land Use Element include:

- Establish two overlay districts, the Crawfordville Special Overlay District and the Panacea Special Overlay District, intended to direct future growth and redevelopment.
- New directives to address greenhouse gas reduction strategies in the Land Development Code utilizing land planning techniques and incentives such as energy efficient land use patterns.
- New directives to incorporate Low Impact Development practices into the Land Development Code to promote sustainable use of the land.
- Policy recognizing the importance of the Big Bend Scenic Byway and developing standards for properties along the Byway for inclusion in the Land Development Code.

2. **Amendments to Conservation Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Conservation Element include the following:

- The Wakulla Springs Special Planning Area was relocated from the Future Land Use Element to the Conservation Element and additional directives restricting land uses changes that increase the density or intensity of new development and establishing a transfer of development system to promote development in Crawfordville.
- New directives protecting gopher tortoises and other listed species.
- New directives regarding energy conservation to reduce greenhouse emissions through energy conservation practices and energy efficient building standards.
- Revisions to clarify surface water and wetland buffer policies including a variance procedure for reasonable use of the property.

3. **Amendments to Capital Improvements Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Capital Improvements Element include the following:

- Modification to transportation level of service (LOS) standards on state and county roadways. LOS E in the Crawfordville area, LOS D as traffic moves out from the downtown area and LOS C in the outer rural areas of the County.

4. **Amendments Concurrency Management System:** Various minor changes that update and clarify wording.

Major changes to the Concurrency Management System include the following:

- New language establishing procedures for traffic impact analysis for three types of development, Minimal, Small and Large.

5. **Amendments to Economic Development Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Economic Development Element include the following:

- New directives to promote and encourage the growth of eco-tourism and heritage-based tourism in Wakulla County.

6. **Amendments to Housing Element:** Various minor changes that update and clarify wording.

Major changes to the Housing Element include the following:

- New polices to promote affordable and workforce housing through density bonuses for projects providing such housing or land donations.
- New policies to promote energy efficiency in housing and incentives for utilizing "green" building guidelines.

7. **Amendments to Intergovernmental Coordination Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Intergovernmental Coordination Element include the following:

- New policy to coordinate with the ARPC's Strategic Regional Policy Plan.
- New policy to coordinate with the School Board on after hour access to playgrounds and library resources.
- New policies regarding coordination with resource protection agencies on springs and karst features protection.

8. **Amendments to Infrastructure Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Infrastructure Element include the following:

- Updates to minimum level of service standards for drainage, water, sewer, solid waste, recreation and transportation.
- Policy change to require performance based septic tanks when replacing or modifying a conventional system. This goes beyond the current standard that required performance based septic tanks when replacement was needed.
- New policy directs the County to coordinate with Leon County and City of Tallahassee on a regional management entity for decentralized wastewater systems.

9. **Amendments to Recreation Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Recreation Element include the following:

- New policy directs the County to complete a bicycle, pedestrian and recreation open space master plan for the unincorporated County by 2012.
- New policy directs the County to require all public recreation facilities to provide access for the elderly and disabled individuals
- Revised policy gives funding priority to retrofit facilities to meet guidelines detailed in the ADA Standards for Accessible Design.

10. **Amendments to Transportation Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Transportation Element include the following:

- Modification to transportation level of service (LOS) standards on state and county roadways. LOS E in the Crawfordville area, LOS D as traffic moves out from the downtown area and LOS C in the outer rural areas of the County.

- New policy language to place greater emphasis on multimodal transportation alternatives.
- Subdivision paving policy now includes lots up to ten acres in size.
- New policies to reduce greenhouse gas emissions through efficient design and land use planning.
- New policy directs the County to maintain a 12-hour out-of-county hurricane evacuation time for a Category 5 storm.
- New policy promoting access control and access management strategies that improve safety and that enhance the character of transportation corridors and gateways.
- New policy supporting the Big Bend Scenic Byway (BBSB) and encouraging the Corridor Management Entity in their efforts to obtain grants to implement the Corridor Management Plan.

8. Is the Amendment consistent with the Strategic Regional Policy Plan?

The Wakulla County 10-1ER is generally Consistent with the *Apalachee Strategic Regional Policy Plan*.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

Various Goals and Policies of the *Apalachee Strategic Regional Policy Plan*.

10. The effects on the Proposed Amendment on Regional Resources or Facilities Identified in the Strategic Regional Policy Plan:

No significant negative impacts to regional resources or facilities anticipated.

11. Extra-Jurisdictional Impacts that would be Inconsistent with the Comprehensive Plan of the Affected Local Government:

No known extra-jurisdictional impacts.

**Analysis of the effects of the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:**

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases:

Not Applicable

13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan, including, but not limited to, impacts on groundwater recharge and the availability of water supply:

Unknown

**14. Affordable housing issues and designation of adequate sites for affordable housing:**

Unknown

**15. Protection of natural resources of regional significance identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential:**

Unknown

**16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:**

Unknown

**17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:**

Proposed Coastal Management Element Policy 2.10 directs Wakulla County to utilize a regional shelter approach and maintain shelter capacity for eight hundred (800) evacuees. The Apalachee Regional Planning Council is currently updating the Apalachee Regional Evacuation Study (RES), which includes Wakulla County. Before adopting this policy it is recommended the County review risk shelter information for Wakulla and surrounding counties to ensure this policy is supported by best available data. The updated Apalachee RES will be available by June 30, 2010 and draft information is expected to be available prior to this date.

Proposed Transportation Policy 1.7 directs Wakulla County to maintain a 12-hour out-of-county hurricane evacuation time for a Category 5 storm. The Apalachee Regional Planning Council is currently updating the Apalachee Regional Evacuation Study (RES), which includes Wakulla County. Before adopting this policy it is recommended the County review updated clearance times for Wakulla County and the region to ensure this policy is supported by best available data. The updated Apalachee RES will be available by June 30, 2010 and draft information is expected to be available prior to this date.

**18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment:**

Unknown



# Florida Department of Transportation

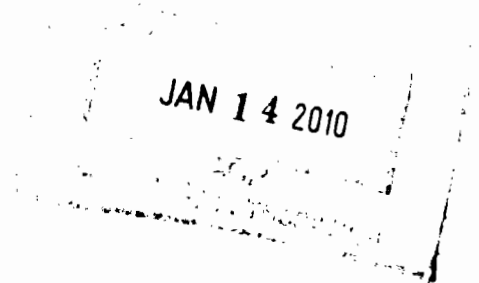
CHARLIE CRIST  
GOVERNOR

District Three Planning Department  
1074 Highway 90  
P.O. Box 607, Chipley, FL 32428  
Phone: (850) 638-0250 Fax: (850) 415-9149

STEPHANIE C. KOPELOUSOS  
SECRETARY

*2 SP*

January 12, 2010



Department of Community Affairs  
Bureau of Local Planning  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

**Attention: Mr. Ray Eubanks, Community Program Administrator**

**Subject: Proposed Comprehensive Plan Amendment**  
**Local Government: Wakulla County**  
**DCA Amendment #: 10-1ER**

Dear Mr. Eubanks:

After reviewing the above referenced documents, the Department has no objections, comments, or recommendations at this time.

If you have any questions or need further information, please call.

Sincerely,

*Virginia J. Carlisle*

Virginia J. Carlisle  
Assistant Growth Management Specialist

VC

Copies: Kathy Neill-MS 28  
Tommy Barfield  
Jimmy Smith  
Bryant Paulk



"Suber, Tracy"  
<Tracy.Suber@fldoe.org>  
02/02/2010 01:28 PM

To <Nia.Clark@dca.state.fl.us>  
cc <Susan.Poplin@dca.state.fl.us>  
bcc  
Subject Wakulla 10-1ER

Hi Nia –

I just have a few technical comments on this one:

1. Public School Facilities Element –
  - a. The county is proposing a change to policy 1.4 (and corresponding ICE policy 1.6) to change the school board's status on the TRC from "voting" member to "commenting" member. While it does not appear to be inconsistent with the interlocal agreement for school planning, the county staff might find it beneficial to discuss the reason for the change with the school district staff.
  - b. The map series should be updated to reflect the opening of New Elementary School "A" (now open as Riversink Elementary) and the deletion of proposed middle school AA and high AAA from the 20-year portion of the district facilities work plan.
  - c. The data and analysis document is now outdated by more than 2 years and would be improved if updated to reflect best available data for student enrollment (actual and projections), current FISH capacity, and the 2009-10 through 2013-14 district facilities work plan. At a minimum, tables 16-19 and the maps should be revised – either with the adopted EAR-based amendments or the CIE update. This will provide data needed to demonstrate that the revision of CIE policy 7.1 maintains the adopted LOS standard.
2. Intergovernmental Coordination Element –
  - a. Same comment as 1.a, above.
  - b. Page 13 of the data and analysis document should be revised to update the citation for school planning to read, "Chapter 1013, Part III, F.S."
3. Capital Improvements Element –
  - a. Policy 1.1's LOSS table (and Table 2 on page 2 of the data and analysis document) should be revised to include the level of service standards for public school facilities.
  - b. Page 17 should be revised to reflect best available data for schools (as part of EAR-based adoption or CIE update).

Please let me know if you have any questions.

Thanks,  
Tracy

**Tracy D. Suber**  
*Educational Consultant-Growth Management Liaison*  
Office of Educational Facilities  
Florida Department of Education  
325 West Gaines Street, Suite 1014  
Tallahassee, Florida 32399-0400  
850-245-9312  
[tracy.suber@fldoe.org](mailto:tracy.suber@fldoe.org)  
<http://www.fldoe.org/edfacil/>



Florida Department of  
Environmental Protection  
Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Charlie Crist  
Governor

Jeff Kottkamp  
Lt. Governor

Michael W. Sole  
Secretary

2 SP  
1/22/10

January 21, 2010

Mr. Ray Eubanks  
Plan Review and DRI Processing Team  
Florida Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

**RE: Wakulla County 10-1; EAR-Based Comprehensive Plan Amendment  
Objections, Recommendations, and Comments Report**

Dear Mr. Eubanks:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package submitted by Taylor County (County) under the provisions of Chapter 163, Part II, *Florida Statutes (F.S.)*, and Chapters 9J-5 and 9J-11, *Florida Administrative Code (F.A.C.)*. Our comments address the potential impacts of the proposed policy changes and land use designation changes on resources or facilities within the purview of the Department's regulatory and proprietary responsibilities.

**Comment - Policy 1.2.1(e) - Conservation Land Use:**

Under sub-policy (e), the language has been modified to allow for new agricultural and silviculture activities within the *Conservation* land use designation. The sub-policy currently allows only existing agriculture and silviculture activities. The Wakulla County comprehensive plan defines *Conservation* (in part) as "*the most restrictive land use designation, intended for areas which are under public ownership for preservation and limited resource management purposes.*"

The Department believes that adding a general provision for new agricultural and silviculture activity reduces the natural resource protection offered by the *Conservation* designation. Numerous types of these activities can be harmful to natural resources and markedly reduce habitat value. We note that, while the Policy includes the requirement of "Silviculture Best Management Practices," it contains no standards and guidelines

regarding "agricultural" activity. Therefore, the proposed changes to the Conservation Element are inconsistent with Rule 9J-5.005(5)(a) and (6), F.A.C., which require the plan to be internally consistent with policies and objectives that provide predictable and meaningful standards.

**Recommendation:**

New intensive agricultural activities should be approved only in the County's *Agriculture (Primary Agriculture)* and *Rural-1 (Agriculture/Rural Fringe)* land uses. Any new agriculture activity in the *Conservation* land use should be limited to low intensity uses, with minimal habitat destruction, herbicide and pesticide use and erosion potential. The County should outline guidelines and standards in its comprehensive plan regarding what new agriculture uses/intensities are allowed in the *Conservation* land use.

**Comment - Policy 12.2:**

The policy indicates that the County will request input from adjoining governments and the public regarding land development "proposals that are located within a proximity to common boundaries that is appropriate for each development proposal." The language is general and non-specific and contains no meaningful standards or guidelines relative to such development impacts as potential incompatible and/or unsuitable uses and intergovernmental coordination.

**Recommendation**

Revise the policy to provide specific standards and guidelines, consistent with Rule 9J-5.005(5)(a) and (6), F.A.C.

**Comment - Policy 7.1**

The policy directs the County to develop and implement a stream and bank stabilization program to minimize erosion caused by human activity along rivers and streams. The policy, however, provides for no date by which the program shall be completed for implementation.

**Recommendation**

Provide a target-date by which the program shall be completed.

Mr. Ray Eubanks  
January 21, 2010  
Page 3 of 3

**Comment - Policy 13.1, (3)**

The proposed sub-policy requires that buffers retain natural vegetation except for "minimal removal to allow uses such as docks or boardwalks for which mitigation is required." The Department is concerned that the sub-policy is general and non-specific regarding dock and boardwalk size, placement, and potential intrusion into important natural resources such as fringing wetlands associated with springs and sinkholes. We are especially concerned with boardwalks, as they have the potential to displace extensive lateral wetlands buffering the subject resources.

**Recommendation**

The County should include more specific guidelines and standards regarding docks and boardwalks within buffer areas of the subject resources, consistent with Rule 9J-5.005(5)(a) and (6), F.A.C.

Thank you for the opportunity to comment on this proposed amendment. If I may be of further assistance, please call me at (850)245-2182.

Sincerely,

*Robin Branda*

Environmental Specialist III  
Office of Intergovernmental Programs

Rsb



# Apalachee Regional Planning Council

Serving Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Liberty, Leon, and Wakulla Counties and their municipalities

## MEMORANDUM

TO: D. Ray Eubanks, Department of Community Affairs

FROM: Charles D. Blume, Executive Director

DATE: January 15, 2010

SUBJECT: Wakulla County Proposed Amendment Series 10-1ER

Attached is the ARPC Staff Report on the above mentioned Amendment Series. The Board of Directors of the Apalachee Regional Planning Council will not meet again until January 28, 2010, which will be outside of the time allotted by DCA to comment on the amendments. The reports submitted today are draft and will be re-submitted as a final report after the board's review and approval on January 28, 2010.

If you have any questions or need any additional information concerning this matter, please contact Keith McCarron at 850-488-6211 or 850-674-4571.

2 SP

JAN 20 2010

FORM C-7

APALACHEE REGIONAL PLANNING COUNCIL

REGIONAL PLANNING COUNCIL  
AMENDMENT REVIEW FORM  
FY 2009-2010

1. Local Government Name: WAKULLA COUNTY
2. Amendment Number: **10-1ER Proposed**
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (NO)
4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable:
5. Date Amendment Review must be Completed and Transmitted to DCA:
6. Date the Amendment Review was transmitted to DCA: January 15, 2010
7. Description of the Amendment:

1. **Amendments to Future Land Use Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Future Land Use Element include:

- Establish two overlay districts, the Crawfordville Special Overlay District and the Panacea Special Overlay District, intended to direct future growth and redevelopment.
- New directives to address greenhouse gas reduction strategies in the Land Development Code utilizing land planning techniques and incentives such as energy efficient land use patterns.
- New directives to incorporate Low Impact Development practices into the Land Development Code to promote sustainable use of the land.
- Policy recognizing the importance of the Big Bend Scenic Byway and developing standards for properties along the Byway for inclusion in the Land Development Code.

2. **Amendments to Conservation Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Conservation Element include the following:

- The Wakulla Springs Special Planning Area was relocated from the Future Land Use Element to the Conservation Element and additional directives restricting land uses changes that increase the density or intensity of new development and establishing a transfer of development system to promote development in Crawfordville.
- New directives protecting gopher tortoises and other listed species.
- New directives regarding energy conservation to reduce greenhouse emissions through energy conservation practices and energy efficient building standards.
- Revisions to clarify surface water and wetland buffer policies including a variance procedure for reasonable use of the property.

3. **Amendments to Capital Improvements Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Capital Improvements Element include the following:

- Modification to transportation level of service (LOS) standards on state and county roadways. LOS E in the Crawfordville area, LOS D as traffic moves out from the downtown area and LOS C in the outer rural areas of the County.

4. **Amendments Concurrency Management System:** Various minor changes that update and clarify wording.

Major changes to the Concurrency Management System include the following:

- New language establishing procedures for traffic impact analysis for three types of development, Minimal, Small and Large.

5. **Amendments to Economic Development Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Economic Development Element include the following:

- New directives to promote and encourage the growth of eco-tourism and heritage-based tourism in Wakulla County.

6. **Amendments to Housing Element:** Various minor changes that update and clarify wording.

Major changes to the Housing Element include the following:

- New polices to promote affordable and workforce housing through density bonuses for projects providing such housing or land donations.
- New policies to promote energy efficiency in housing and incentives for utilizing “green” building guidelines.

7. **Amendments to Intergovernmental Coordination Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Intergovernmental Coordination Element include the following:

- New policy to coordinate with the ARPC’s Strategic Regional Policy Plan.
- New policy to coordinate with the School Board on after hour access to playgrounds and library resources.
- New policies regarding coordination with resource protection agencies on springs and karst features protection.

8. **Amendments to Infrastructure Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Infrastructure Element include the following:

- Updates to minimum level of service standards for drainage, water, sewer, solid waste, recreation and transportation.
- Policy change to require performance based septic tanks when replacing or modifying a conventional system. This goes beyond the current standard that required performance based septic tanks when replacement was needed.
- New policy directs the County to coordinate with Leon County and City of Tallahassee on a regional management entity for decentralized wastewater systems.

9. **Amendments to Recreation Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Recreation Element include the following:

- New policy directs the County to complete a bicycle, pedestrian and recreation open space master plan for the unincorporated County by 2012.
- New policy directs the County to require all public recreation facilities to provide access for the elderly and disabled individuals
- Revised policy gives funding priority to retrofit facilities to meet guidelines detailed in the ADA Standards for Accessible Design.

**10. Amendments to Transportation Element:** Various minor changes that update and clarify wording of plan directives and delete provisions that have been accomplished or become obsolete.

Major changes to the Transportation Element include the following:

- Modification to transportation level of service (LOS) standards on state and county roadways. LOS E in the Crawfordville area, LOS D as traffic moves out from the downtown area and LOS C in the outer rural areas of the County.
- New policy language to place greater emphasis on multimodal transportation alternatives.
- Subdivision paving policy now includes lots up to ten acres in size.
- New policies to reduce greenhouse gas emissions through efficient design and land use planning.
- New policy directs the County to maintain a 12-hour out-of-county hurricane evacuation time for a Category 5 storm.
- New policy promoting access control and access management strategies that improve safety and that enhance the character of transportation corridors and gateways.
- New policy supporting the Big Bend Scenic Byway (BBSB) and encouraging the Corridor Management Entity in their efforts to obtain grants to implement the Corridor Management Plan.

8. Is the Amendment consistent with the Strategic Regional Policy Plan?

The Wakulla County 10-1ER is generally Consistent with the *Apalachee Strategic Regional Policy Plan*.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

Various Goals and Policies of the *Apalachee Strategic Regional Policy Plan*.

10. The effects on the Proposed Amendment on Regional Resources or Facilities Identified in the Strategic Regional Policy Plan:

No significant negative impacts to regional resources or facilities anticipated.

11. Extra-Jurisdictional Impacts that would be Inconsistent with the Comprehensive Plan of the Affected Local Government:

No known extra-jurisdictional impacts.

**Analysis of the effects of the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:**

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases:

Not Applicable

13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan, including, but not limited to, impacts on groundwater recharge and the availability of water supply:

Unknown

14. Affordable housing issues and designation of adequate sites for affordable housing:

Unknown

15. Protection of natural resources of regional significance identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential:

Unknown

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:

Unknown

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:

Unknown

18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment:

Unknown



Douglas E. Barr  
Executive Director

## Northwest Florida Water Management District

81 Water Management Drive, Havana, Florida 32333-4712  
U.S. Highway 90, 10 miles west of Tallahassee  
(850) 539-5999 • (Fax) 539-2778

2  
SP  
1/22/10

TO: D. Ray Eubanks, Plan Processing Administrator, Florida Department of Community Affairs

FROM: Paul J. Thorpe, Resource Planning Section Director

DATE: January 21, 2010

SUBJECT: Wakulla County Proposed Comprehensive Plan Amendment 10-1ER

---

In accordance with the provisions of Chapter 163, F.S., and Chapter 9J-11, F.A.C., District staff have reviewed the proposed local government comprehensive plan amendment referenced above. Advisory staff comments pertaining to the proposed amendment are attached.

If you have any questions regarding this review, please do not hesitate to contact me at (850) 539-5999.

PJT/cgc

Attachment

GEORGE ROBERTS  
Chair  
Panama City

PHILIP K. McMILLAN  
Vice Chair  
Blountstown

STEVE GHAZVINI  
Secretary/Treasurer  
Tallahassee

PETER ANTONACCI  
Tallahassee

STEPHANIE BLOYD  
Panama City Beach

JOYCE ESTES  
Eastpoint

TIM NORRIS  
Santa Rosa Beach

JERRY PATE  
Pensacola

RALPH RISH  
Port St. Joe

## **Northwest Florida Water Management District Staff Review**

### **Wakulla County Proposed Comprehensive Plan Amendment DCA Amendment Number 10-1ER**

#### **Overview**

The proposed comprehensive plan amendment package provides for several EAR-based text amendments.

#### **Comments and Recommendations**

##### ***Water Supply Planning***

Wakulla County is within the District's Region VII water supply planning area, which is not subject to a regional water supply plan. Section 163.3177(6)(d), Florida Statutes, requires the Conservation Element to include an analysis of current and projected water supply needs and sources for at least a ten-year period. It is recommended that the proposed amendment be revised to incorporate such analysis and reference or add appropriate policies as needed. Per the referenced statute, the analysis shall consider the District Water Management Plan (DWMP). Please note that the District's water supply assessment, encompassed within the DWMP, has been recently updated. District staff are available to provide technical assistance to the County if desired.

##### ***Level of Service (LOS) Standards***

Policy 1.1.1 of the Infrastructure Element adopts new level of service standards for potable water and sanitary sewer services as 250 gallons per equivalent residential connection per day. Support for this change is provided in the Infrastructure Data and Analysis document, as well as the Concurrency Management System report. It is recommended that Policy 1.1 of the Capital Improvement Element also be updated to reflect and be consistent with this policy change.

The District commends the County's adoption of several policies for the protection and improvement of environmentally sensitive areas, including springs, surface waters and wetlands. District staff appreciate the opportunity to review this proposed amendment. If there are any questions about this review or if we can assist otherwise, please do not hesitate to contact Paul Thorpe or Christina Coger at (850) 539-5999.



Douglas E. Barr  
Executive Director

## Northwest Florida Water Management District

---

81 Water Management Drive, Havana, Florida 32333-4712  
*U.S. Highway 90, 10 miles west of Tallahassee*  
(850) 539-5999 • (Fax) 539-2778

TO: D. Ray Eubanks, Plan Processing Administrator, Florida Department of Community Affairs

FROM: Paul J. Thorpe, Resource Planning Section Director

DATE: January 21, 2010

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PJT/cgc

Attachment

GEORGE ROBERTS  
Chair  
Panama City

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STEVE GHAZVINI  
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Port St. Joe

## **Northwest Florida Water Management District Staff Review**

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"Scott, W Ray"  
<scotra@doacs.state.fl.us>  
01/28/2010 04:12 PM

To "Ray Eubanks" <ray.eubanks@dca.state.fl.us>  
cc "Watson, Forrest" <watsonf@doacs.state.fl.us>  
bcc  
Subject FDACS LGCP Amendment Review (Wakulla County  
10-1ER)

25p

Mr. Eubanks:

FDACS has reviewed the following LGCP amendment: **Indian River Wakulla County 10-1ER.**

The FDACS Division of Forestry suggests that Wakulla County identify the Lake Talquin and Wakulla State Forests (located entirely or in part in Wakulla County) as conservation lands in the Wakulla County Comprehensive Plan. These State Forests in Wakulla County should have the same considerations, such as limiting development near their borders, given to the other conservation lands (National Forest, Wildlife Refuge, State Parks, and Wildlife Management Areas) mentioned by name in the Wakulla County Comprehensive Plan. For additional information about these State Forests in Wakulla County please contact Ken Weber, Manager, Tallahassee Forestry Center at 850-488-1871.

Please call if you have any questions or comments:

W. Ray Scott  
Conservation & Water Policy Federal Programs Coordinator  
Office of Agricultural Water Policy  
Florida Department of Agriculture and Consumer Services  
The Capitol (PL-10)  
Tallahassee, FL 32399-0810  
(office) 850-410-6714  
(mobile) 850-544-9871  
(fax) 850-922-4936