

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

September 18, 2015

The Honorable Jimmy Conner
Lake County Board of County Commissioners
315 West Main Street
Post Office Box 7800
Tavares, Florida 32778

Dear Chairman Conner:

The Florida Department of Economic Opportunity greatly appreciates Lake County's efforts to craft the Wellness Way Sector Plan. Sector planning can provide many benefits for a community by establishing long-term development rights while accommodating a range of growth management goals. Sector planning can also create a framework for economic growth through community-based negotiation between public and private partners in an open and collaborative process. DEO recognizes and commends the Lake County Commission and professional staff for undertaking this process.

DEO has reviewed the Wellness Way Sector Plan, adopted July 21, 2015, as Ordinance No. 2015-27 (LPA # 14/10/I-2 Wellness Way Sector Plan, Map and Text Amendment), which was received and determined complete on August 6, 2015, pursuant to the process set forth in sections 163.3184(2) and (4), Florida Statutes. The Plan includes many elements that could prove beneficial to the County's residents in the future. Some elements of the Plan, however, are not in compliance with the requirements of Chapter 163, Part II, Florida Statutes. Accordingly, DEO has filed a Notice of Intent to find the Sector Plan "Not in Compliance."

While DEO has filed this Notice of Intent and an accompanying legal petition, the Department hopes it can work cooperatively with the County to resolve the identified compliance issues. DEO is interested in meeting with County staff at their convenience to negotiate a settlement to the "Not in Compliance" finding. For that reason, DEO intends to request that the Division of Administrative Hearings issue an abeyance to allow time for such meetings to occur.

Please note that the Wellness Way Sector Plan will not become effective until DEO or the Administration Commission enter a final order determining this adopted amendment to be "In Compliance." No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax
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A copy of the Notice of Intent has been posted on DEO's website, which may be accessed at:

<http://www.floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/orc-reports-notices-of-intent-and-school-interlocal-agreement-consistency-findings>

If you have any questions related to this review, please contact Aaron Dunlap, at (850) 245-7150, or by email at aaron.dunlap@deo.myflorida.com.

Sincerely,



William B. Killingsworth, Director
Division of Community Development

AR/dp

Enclosure: Notice of Intent
Statement of Intent

cc: Robert Chandler IV, CEcD Economic Growth Department Director, Lake County
Mr. Hugh Harling, P.E., Executive Director, East Central Florida Regional Planning Council