



STATE OF FLORIDA

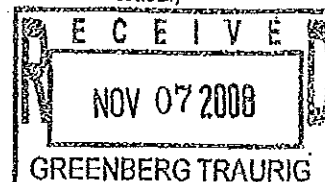
DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

November 4, 2008



The Honorable Ken Shipley, Chairman
Osceola County Board of County Commissioners
1 Courthouse Square, Suite 4700
Kissimmee, Florida 34741

Re: Revocation of May 7, 2007, Notice of Authorization to Initiate the Process to Designate a Rural Land Stewardship Area

Dear Chairman Shipley:

On January 22, 2007, Osceola County transmitted to the Department of Community Affairs two formal notices regarding the County's intention to designate rural land stewardship areas (RLSA) pursuant to the requirements of Section 163.3177(11)(d), Florida Statutes. One notice covered approximately 41,000 acres known as Destiny. The second notice covered an adjacent 55,082 acres owned by Latt Maxey and the Heyman family. All of the acreage is located in rural and agricultural areas in southeastern Osceola County.

Following its evaluation of the two notices, the Department on May 7, 2007, issued to Osceola County its notice of authorization to initiate the process to designate a RLSA. In its notice of authorization, the Department informed the County that the two properties might present an opportunity to further the principles of rural sustainability "if they are designated and planned as a single RLSA." Further, the Department stated its belief "that possibly one new town but not more can be developed on the two properties consistent with the principles of the RLSA program and other provisions of Chapter 163, Part II, Florida Statutes." Accordingly, the Department's notice stated that "the two properties need to be planned together and the property owners must work cooperatively in the creation and implementation of a RLSA so that proposed development can be appropriately located to achieve the principles of the RLSA program."

Instead of pursuing the RLSA designation, the County has now moved in a different direction. According to information provided to us by the Osceola County Planning Department, the County has initiated proposed comprehensive plan amendments that will create a "new city overlay" rather than a RLSA in the Osceola County comprehensive plan. The draft amendments provided to us by the County Planning Department provide that the minimum size of a new city

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

• COMMUNITY PLANNING 850-488-2355 (p) 850-488-3309 (f) • FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) •
• HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) •

The Honorable Ken Shipley, Chairman
November 4, 2008
Page 2

shall be 20,000 developable acres and that a new city shall be eligible for a land use allocation of 100,000 units, along with non-residential uses. Under these provisions, the Destiny property and the Latt Maxey/Heyman property apparently would each be eligible for development of a "new city."

The Osceola County Planning Department has informed us that the Osceola County Board of County Commissioners voted on October 27, 2008, to transmit the "new city overlay" plan amendments to the Department. These actions are clearly inconsistent with the County's previously announced intention to pursue RLSA designations for the properties in question. Therefore, given this change in circumstances, the Department hereby revokes its May 7, 2007, notice of authorization to initiate the process to designate a rural land stewardship area. The County's "new city overlay" plan amendments will be evaluated on their own merits.

Sincerely yours,



Thomas G. Pelham
Secretary

TGP/rd

cc: Mr. Jeff Jones, Smart Growth Coordinator, Osceola County
Mr. Phil Laurien, Executive Director, ECFRPC
David Powell, Esquire
Mr. Ken Metcalf