

FINAL ORDER NO. AC-05-003

STATE OF FLORIDA
ADMINISTRATION COMMISSION

ELOISE COMMUNITY REDEVELOPMENT
AGENCY, BRUCE BACHMAN, and
JOHNNY BROOKS,

Petitioners,

vs.

POLK COUNTY, FLORIDA,

Respondent,

and

DON C. SMITH,

Intervenor.

CITIZENS FOR PROPER PLANNING, INC.,

Petitioner,

vs.

POLK COUNTY, FLORIDA,

Respondent.

FILED
2005 AUG 11 P 2:04
DEPARTMENT OF
ADMINISTRATIVE
HEARINGS

AC CASE NO. ACC-05-006
DOAH CASE NO. 05-0717GM

CAS
CLOSED

AP

DOAH CASE NO. 05-0787GM

FINAL ORDER

This cause came for hearing before the Administration Commission (Commission) on August 9, 2005. Based on a review of the record and being duly advised in the premises, the Commission hereby finds as follows:

1. The issue for the Commission's review is whether the small scale amendment, as that term is defined in section 163.3187(1)(c), Florida Statutes (2004), to Polk County's Comprehensive Plan adopted in Ordinance No. 05-004 is in compliance with Florida's Local Government Comprehensive Planning and Land Development Regulation Act.

2. The Division of Administrative Hearings (DOAH) recommends that the Commission find that the small scale amendment is not in compliance. Accordingly, the Commission, in accordance with section 163.3187(3)(b)1, Florida Statutes (2004), must take final agency action on the Recommended Order issued by DOAH in this matter.

3. The Commission's scope of review of the Findings of Fact and Conclusions of Law in the Recommended Order is governed by section 120.57(1)(l), Florida Statutes (2004).

4. The Commission hereby adopts and incorporates by reference herein DOAH's Recommended Order with the following rejection to the Recommended Order:

a. The Commission hereby rejects all of the Recommended Order's Conclusions of Law that address whether Citizens for Proper Planning, Inc. (CPPI) has standing in this case. As a threshold matter, the parties do not contest that the Commission, by virtue of its authority in section 163.3187(3)(b)1, Florida Statutes (2004), has substantive jurisdiction to determine whether the parties that appear before it in these proceedings have standing to do so. *See* § 120.57(1)(l), Fla. Stat. (2004) (stating that the Commission, as the agency with final order authority in this case, may reject conclusions of law over which it has substantive jurisdiction).

As such, the Commission rejects all Conclusions of Law that address whether CPPI has standing because neither the Commission nor DOAH needs to exercise its jurisdiction to address that issue in order to resolve the substantive issues regarding the small scale amendment's compliance with the Local Government Comprehensive Planning and Land Development

Regulation Act. *See Coalition for Adequacy and Fairness in School Funding, Inc. v. Chiles*, 680 So. 2d 400, 403 n.4 (Fla. 1996) (“While we question the standing of [one plaintiff], we need not discuss that issue because of the standing of the other plaintiffs.”). *See also Scott v. U.S.*, 98 S. Ct. 1717, 1722 n.10 (1978).

The Recommended Order held and the parties do not contest that Petitioners Eloise Community Redevelopment Agency, Bruce Bachman, and Johnny Brooks have standing to pursue the issues presented in this proceeding. Accordingly, even if the Commission were to decide that CPPI has no standing, the Commission would be compelled to decide the underlying substantive issues. *See Coalition for Adequacy and Fairness*, 680 So. 2d at 403 n.4; *Scott*, 436 S. Ct. at 1722 n.10. On the other hand, if the Commission decides that CPPI does have standing, the Commission would simply repeat the same analysis that it has applied to the other Petitioners’ claims. *See Coalition for Adequacy and Fairness*, 680 So. 2d at 403 n.4; *Scott*, 436 S. Ct. at 1722 n.10. Because neither the Commission nor DOAH needs to decide the issue of CPPI’s standing under these circumstances, *see Coalition for Adequacy and Fairness*, 680 So. 2d at 403 n.4; *Scott*, 436 S. Ct. at 1722 n.10, the Commission’s rejection of the Recommended Order’s Conclusions of Law on CPPI’s standing is as or more reasonable than the Recommended Order’s Conclusions of Law on this issue. *See* § 120.57(1)(l), Fla. Stat. (2003). Accordingly, the Commission hereby rejects the Recommended Order’s Conclusions of Law on CPPI’s standing.

Nevertheless, the Commission recognizes that whether CPPI has standing under section 163.3184(1)(a), Fla. Stat. (2004), is debatable and, therefore, recommends that the Legislature address the ambiguity presented by the meaning of “operating a business” in section

163.3184(1)(a), Fla. Stat. (2004), in order to provide clarity to future participants in the growth management process.

With this exception, the Commission otherwise hereby adopts and incorporates by reference all of the remaining Findings of Fact and Conclusions of Law in the Recommended Order and, therefore, determines that the amendment does not comply with Florida's Local Government Comprehensive Planning and Land Development Regulation Act.

NOTICE OF RIGHTS

Any party to this Final Order has the right to seek judicial review of the Final Order pursuant to Section 120.68, Florida Statutes (2003), by the filing of a Notice of Appeal pursuant to Rule 9.110, Florida Rules of Appellate Procedure, with Barbara Leighty, Clerk of the Commission, Office of Planning and Budgeting, Executive Office of the Governor, the Capitol, Room 1801, Tallahassee, Florida 32399-0001; and by filing a copy of the Notice of Appeal, accompanied by the applicable filing fees, with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days of the day this Final Order is filed with the Clerk of the Commission.

DONE AND ORDERED this 9th day of August, 2005.

Teresa B. Zinke
for Secretary, Administration Commission

FILED with the Clerk of the Administration Commission on this 9th day of August, 2005.

Barbara Leighty
Clerk, Administration Commission

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ~~following~~ ^{of the} was delivered to the following persons by United States Mail or hand delivery this 9th day of August, 2005.

Honorable Jeb Bush
Governor
The Capitol
Tallahassee, Florida 32399

Honorable Tom Gallagher
Chief Financial Officer
The Capitol
Tallahassee, Florida 32399

Honorable Charlie Crist
Attorney General
The Capitol
Tallahassee, Florida 32399

Honorable Charles H. Bronson
Commissioner of Agriculture
The Capitol
Tallahassee, Florida 32399

Chanta Combs, Esquire
Governor's Legal Office
Room 209, The Capitol
Tallahassee, Florida 32399-0001

Robert G. Fegers, Esquire
Law Offices of Robert G. Fegers, P.L.
Post Office Box 7962
Winter Haven, Florida 33883-7692

Gregory T. Stewart, Esquire
Harry F. Chiles, Esquire
Kyle L. Kemper, Esquire
Nabors, Giblin & Nickerson, P.A.
Post Office Box 11008
Tallahassee, Florida 32302

Anne T. Gibson, Esquire
Polk County Attorney's Office
Post Office Box 9005, Drawer AT01
Bartow, Florida 33831-9005

Michael T. Gallaher, Esquire
Peterson & Myers, P.A.
Post Office Box 1079
Lake Wales, Florida 33859-1079

Bruce Bachman
946 North Lake Otis Drive, Southeast
Winter Haven, Florida 33880

Johnny Brooks
Post Office Box 5465
Eloise, Florida 33880-0465

Jean S. Reed
Citizens for Proper Planning, Inc.
27 Lake Eloise Lane
Winter Haven, Florida 33884

Honorable Jack Myers, Chairman
County Commissioner
Polk County Board of County
Commissioners
Drawer BC01
Post Office Box 9005
Bartow, Florida 33831-9005

Honorable Paul Senft, Vice Chairman
County Commissioner
Polk County Board of County
Commissioners
Drawer BC01
Post Office Box 9005
Bartow, Florida 33831-9005

Honorable Bob English
County Commissioner
Polk County Board of County
Commissioners
Drawer BC01
Post Office Box 9005
Bartow, Florida 33831-9005

Honorable Sam Johnson
County Commissioner
Polk County Board of County
Commissioners
Drawer BC01
Post Office Box 9005
Bartow, Florida 33831-9005

Honorable Randy Wilkinson
County Commissioner
Polk County Board of County
Commissioners
Drawer BC01
Post Office Box 9005
Bartow, Florida 33831-9005

Honorable Charles A. Stampelos
Administrative Law Judge
Division of Administrative Hearings
The DeSoto Building
1230 Apalachee Parkway
Tallahassee, Florida 32399-3060

Jeresa B. Jinker
for MICHAEL P. HANSEN, Secretary
Administration Commission