

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

Mr. Ray Eubanks, Processing Administrator  
State Land Planning Agency  
Caldwell Building  
107 East Madison Street – MSC 160  
Tallahassee, Florida 32399  
(850) 717-8483

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

Dear Mr. Eubanks:

Please find enclosed one hard copy and two digital copies on CD ROM of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on June 24, 2020. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on June 23, 2020 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 29, 2020.

If adopted, the proposed amendment would allow for public-private marina redevelopments within the "Public Facility: Governmental Use (PF)" future land use designation. This use will provide additional flexibility to allow for the redevelopment of the Miami Beach Marina site in a way that provides and funds significant resiliency improvements for the surrounding community, a public park, and other public benefits, through a public-private partnership, at no cost to the City. The proposed amendment does not affect an area located in an area of critical state concern.

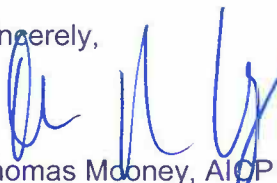
Included in this submission are the following documents:

1. Cover Letters to Review Agencies
2. Legislation authorizing transmittal with the proposed amendment
3. Commission Memorandum with Analysis
4. Planning Board Staff Report
5. Exhibit A – Civil Engineering Report
6. Exhibit B – Environmental Report
7. Exhibit C – Traffic Report
8. Exhibit D – Economic Report
9. Advertisement for Public Hearing

A copy of the submittal package, containing the transmittal legislation with the amendment and all supporting documents is being sent concurrently with this transmittal to the following agencies: South Florida Regional Planning Council, South Florida Water Management District, District Six Office of the Florida Department of Transportation, Florida Department of Education, Florida Department of Environmental Protection, Florida Department of State, and the Miami-Dade County Department of Regulatory and Economic Resources; pursuant to Section 163.3184(3), Florida Statutes. Copies of the transmittal letters are attached.

The City respectfully requests a review of these amendments pursuant to the Expedited State Review Process as defined in Section 163.3184(3), Florida Statutes. If you have any questions, I can be reached at (305) 673-7000, extension 6131 or by email at [rmadan@miamibeachfl.gov](mailto:rmadan@miamibeachfl.gov). Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Mooney', is written over the typed name.

Thomas Mooney, AICP  
Director  
City of Miami Beach Planning Department

Enclosures

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PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

South Florida Regional Planning Council  
Attn: Isabel Cosio Carballo, Executive Director  
Oakwood Business Center  
Hollywood, FL 33020  
(954) 985-4416

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

Dear Ms. Cosio Carballo:

Please find enclosed a copy of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on June 24, 2020. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on June 23, 2020 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 29, 2020.

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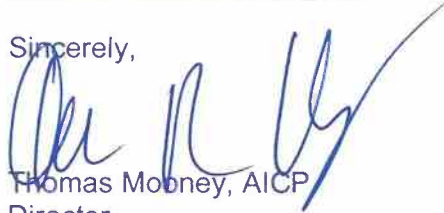
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PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

South Florida Water Management District  
Water Supply Coordination Unit  
Attn: Terry Manning, AICP, Policy and Planning Analyst  
3301 Gun Club Road, MSC 4223  
West Palm Beach, FL 33406  
(561) 682-6779

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

Dear Ms. Manning:

Please find enclosed a copy of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on June 24, 2020. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on June 23, 2020 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 29, 2020.

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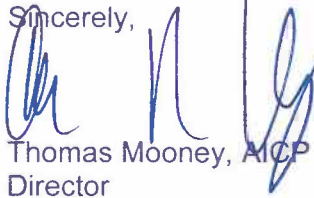
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PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

Florida Department of Transportation, District 6  
Planning and Environmental Management Office  
Attn: Shereen Yee Fong  
Adam Leigh Cann Building  
Miami, FL 33172  
(305) 470-5393

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

Dear Shereen Yee Fong:

Please find enclosed a copy of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on June 24, 2020. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on June 23, 2020 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 29, 2020.

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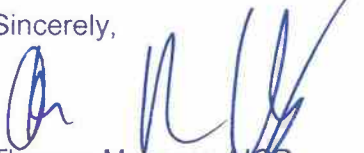
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PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

Department of Education  
Office of Educational Facilities  
Attn: Mark Weigly, Director  
325 West Gaines Street, Suite 1014  
Tallahassee, FL 32399-0400  
(850) 717-8520

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

Dear Mr. Weigly:

Please find enclosed a copy of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on June 24, 2020. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on June 23, 2020 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 29, 2020.

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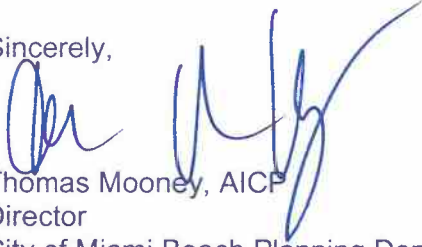
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PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

Department of Environmental Protection  
Office of Intergovernmental Programs  
Attn: Plan Review  
3900 Commonwealth Boulevard, Mail Station 47  
Tallahassee, FL 32399-3000  
(850) 245-9312

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

To whom it may concern:

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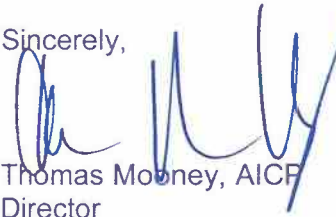
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PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

Department of State  
Bureau of Historic Preservation  
Attn: Robin Jackson, Historic Preservation Planner  
500 South Bronough Street  
Tallahassee, FL 32399-0250  
(850) 245-6425

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

Dear Robin Jackson:

Please find enclosed a copy of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on June 24, 2020. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on June 23, 2020 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 29, 2020.

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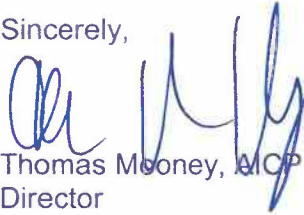
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PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 24, 2020

Miami-Dade Department of Regulatory and Environmental Resources  
Planning Division, Metropolitan Planning Section  
Attn: Jerry Bell, AICP, Assistant Director for Planning  
111 NW 1st Street, Suite 1250  
Miami, FL 33128-1902  
(305) 375-2835

Re: Transmittal of proposed amendment to the 2025 Miami Beach  
Comprehensive Plan related to Accessory Dwelling Units.

Dear Mr. Bell:

Please find enclosed a copy of the proposed amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to transmit the amendment at a public hearing on June 24, 2020. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on June 23, 2020 and transmitted the proposal to the City Commission with a favorable recommendation. The City expects the amendment to be adopted by the City Commission on July 29, 2020.

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