



**Department of Regulatory and Economic Resources**

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December 19, 2018

Florida Department of Economic Opportunity  
Attn: Ray Eubanks, Plan Review Administrator  
Bureau of Community Planning  
Caldwell Building  
107 East Madison Street, MSC 160  
Tallahassee, FL 32399-6545

Subject: Expedited State Review of the May 2018 Cycle Standard Application Nos. 4 and 5 to Amend the Comprehensive Development Master Plan, for Miami-Dade County, Florida

Dear Ray:

With this letter, I am officially transmitting Two (2) standard applications to amend the Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida, for your review under the Expedited State Review Process, pursuant to Chapter 163.3184(3), Florida Statutes, (F.S.). The applications transmitted herewith (Application Nos. 4 and 5) are contained in the Initial Recommendations report attached as Exhibit 8.

Five (5) applications (Application Nos. 1 through 5) were being processed in the May 2018 cycle of amendments to the CDMP, all of which were filed by private parties. The Board adopted Application No. 2 at a public hearing held November 28, 2018, and directed transmittal of Application No. 5 to the State Land Planning Agency (SLPA) and other state and regional agencies for review and comments. The Board continued the public hearing to December 6, 2018, at which time the Board adopted Application Nos. 1 and 3 and directed transmittal of Application No. 4 to the reviewing agencies for review and comments. Small-scale Application Nos. 1, 2, and 3 will be transmitted to you in a separate package.

Standard Application Nos. 4 and 5, enclosed herein, were the subject of a public hearing conducted by the Planning Advisory Board, acting as the Local Planning Agency, on October 15, 2018, and by the Board on December 6, 2018 and November 28, 2018, respectively. The transmitted CDMP amendment applications in this package are currently scheduled for a subsequent public hearing and final action by the Board on February/March 2019.

Summary of Proposed Amendments: The transmitted applications seeking to amend the CDMP are summarized as follows:

Application No. 4

Redesignate the application site on the Land Use Plan map:

From: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Medium Density Residential (13 to 25 dwelling units per gross acre)"

To "Medium-High Density Residential (25 to 60 dwelling units per gross acre)"

Application No. 5

Redesignate the application site on the Land Use Plan map:

From: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)"

To "Low Density Residential with One Density Increase (6 to 13 dwelling units per gross acre)"

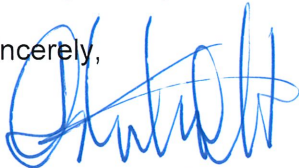
A copy of this transmittal letter, the proposed amendment package with support documents upon which the recommendations regarding the proposed amendments are based and other relevant items accepted by the Board, were submitted simultaneously on the same date to the other reviewing agencies identified on the list of recipients for this correspondence. The proposed amendment applications in this submittal are not located in any area of critical state concern.

A listing of the support documents and other required information regarding the proposed amendment applications, including additional information received at the public hearing by the Board, are enclosed herein as "Attachment A." A copy of the County's CDMP and Adopted 2020 and 2030 LUP map, incorporating the previously adopted amendments, have previously been sent to each of the reviewing agencies listed in Chapter 163.3184(1), F.S. The County's CDMP, associated LUP map, and the Applications and Initial Recommendations report for the May 2018 Cycle Applications to Amend the CDMP can be found at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>.

For additional information or clarification regarding this transmittal, please contact Jerry Bell, AICP, Assistant Director for Planning, Miami-Dade County Department of Regulatory and Economic Resources, Stephen P. Clark Center, 111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128, or by phone at (305) 375-2835, fax (305) 375-1091, or e-mail [Jerry.Bell@miamidade.gov](mailto:Jerry.Bell@miamidade.gov).

Thank you for your time and consideration.

Sincerely,



Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

Enclosure: Attachment A

- c: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council <sup>2</sup>  
Shereen Yee Fong, Transportation Planner IV, District Six, Florida Department of Transportation <sup>1</sup>  
Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit, South Florida Water Management District <sup>2</sup>  
Comprehensive Plan Review, Office of Policy and Budget, Florida Department of Agriculture and Consumer Services <sup>2</sup>  
Scott Sanders, Conservation Planning Services, Florida Fish and Wildlife Conservation Commission <sup>2</sup>  
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection <sup>2</sup>  
Deena Woodward, Historic Preservation Planner, Bureau of Historic Preservation, Florida Department of State <sup>2</sup>  
Kylene Casey, Educational Consultant-Growth Management Liaison, Office of Educational Facilities, Florida Department of Education <sup>2</sup>  
Larry Ventura, Chief, Environmental Flight, Homestead Air Reserve Base <sup>2</sup>
- c: w/o attachments:  
Honorable Esteban Bovo, Jr., Chairman and Members, Board of County Commissioners  
Dennis Kerbel, Assistant County Attorney

## ATTACHMENT A

### List of Support Documents and Other Required/Additional Information or Items Received At the Board's Public Hearing for the Proposed Amendment Application

#### Miami-Dade County May 2018 Cycle Application Nos. 4 and 5 to Amend the CDMP

- Exhibit 1:** Resolution No. 1270-18; contains the Board of County Commissioners' (Board) transmittal instructions and action on Application No. 4; adopted December 6, 2018;
- Exhibit 2:** Resolution No. 1205-18; contains the Board of County Commissioners' (Board) transmittal instructions and action on Application No. 5; adopted November 28, 2018;
- Exhibit 3:** Resolution of the Planning Advisory Board (PAB), Acting as the Local Planning Agency; contains the PAB's recommendations on the May 2018 Cycle Application Nos. 1 through 5;
- Exhibit 4:** Minutes of the PAB's public hearing held October 15, 2018, addressing the May 2018 Cycle Application Nos. 1 through 5;
- Exhibit 5:** Resolution of the Country Club of Miami Community Council (CC5); contains the Community Council's recommendation on the May 2018 Cycle Application No. 4;
- Exhibit 6:** Revised Declaration of Restrictions with Opinion of Title proffered by the applicant in support of Application No. 4;
- Exhibit 7:** Declaration of Restrictions with Opinion of Title proffered by the applicant in support of Application No. 5; and
- Exhibit 8:** *"Initial Recommendations May 2018 Applications To Amend The Comprehensive Development Master Plan"* report, dated May 2018 (application summary page updated December 2018 for Application Nos. 4 and 5). Contains all the requirements of Section 163.3184(3), F.S., for the Applications, as follows:
- The CDMP Land Use Plan Map amendments are separately packaged in the "Initial Recommendations May 2018 Application Nos. 4 and 5 To Amend the CDMP" report;
  - The future land use map amendments, color maps depicting the boundaries of the application sites/areas and its locations in relation to their surrounding streets and thoroughfare network, and the present future land use map designations of the application sites with abutting properties are contained and specified in the amendment Application Nos. 4 and 5 package;
  - Also, the Existing Land Use maps depicting the existing land uses of the subject application sites and abutting properties, and size of the application sites are contained and specified in the amendment Application Nos. 4 and 5 package;
  - Availability of and the demand on public facilities and services, including traffic circulation and impacts on schools, are also addressed in the amendment applications package of the Initial Recommendations report;
  - Information regarding the consistency of the proposed map amendments with the goals, objectives, and policies of the CDMP are discussed in the "Consistency Review with Goals, Objectives, Policies and Concepts" for the applications, are individually addressed in the Initial Recommendations report.