



Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131

June 22, 2018

T: 305 374 5600
F: 305 374 5095

Via Hand Delivery

Mr. Francisco Garcia, Planning Director
City of Miami
444 SW 2nd Avenue, 3rd Floor
Miami, FL 33130

**RE: *Updated Letter of Intent – Comprehensive Plan (FLUM) Amendment for Certain
Parcels in the Magic City Innovation District Special Area Plan***

Dear Mr. Garcia:

Akerman LLP is land use counsel to MCD Miami, LLC and its affiliate co-applicants (collectively, the “Applicant”), the owners or contract purchasers of thirty-seven (37) abutting parcels located on the site of the former Magic City trailer park and in the surrounding warehouse district, all of which are proposed to be included in the Magic City Innovation District Special Area Plan (the “Magic City SAP”).

On January 12, 2018, the Applicant submitted applications to the City of Miami (“City”) for (i) the Magic City SAP (the “SAP Application”), along with (ii) a companion Comprehensive Plan (FLUM) Amendment application to amend the future land use map (“FLUM”) designations of certain Magic City SAP parcels from their current FLUM designations to the Restricted Commercial designation (this “Comp. Plan Application”). Since the January 12, 2018 filing date, the Applicant has collaborated extensively with City planning and zoning staff as well as the local community to refine the SAP Application and the proposed development program for the Magic City SAP.

In light of the foregoing, we are submitting the enclosed updated Comprehensive Plan (FLUM) Amendment application for thirty (30) of the thirty-seven (37) total Magic City SAP parcels to amend their current FLUM designations to Restricted Commercial. The specific parcels subject of this Comp. Plan Application (collectively, the “SAP FLUM Parcels”) are detailed on Exhibit A hereto.

Description of the SAP FLUM Parcels

The SAP FLUM Parcels comprise approximately 16.08 acres out of an approximate total of 17.75 acres for the entire Magic City SAP area, thus being a clear majority of the land to be included in the Magic City SAP. The locations of the specific SAP FLUM Parcels within the overall Magic City SAP area are illustrated on the aerial map attached at Exhibit B hereto.

FLUM Amendment Required for a Mixed-Use, Innovation-Oriented Urban Campus

The mixed-use, innovation-oriented urban campus envisioned for the Magic City SAP, as described in detail in the companion SAP Application hereto, will require the specific FLUM amendments to the SAP FLUM Parcels described in detail on Exhibit A hereto (i.e., amending the

existing Light Industrial or Medium Density Restricted Commercial designations, as applicable, for the subject parcels to be entirely designated Restricted Commercial). The FLUM amendments requested herein are both consistent with and in furtherance of Miami Comprehensive Neighborhood Plan (MCNP) policies promoting mixed-use infill development, sustainability, walkability and connectivity near existing and future transit hubs and centralized public open space and civic space included in private development projects. As highlighted in the SAP Application, the Magic City SAP envisions the development of substantial centralized public open and civic space to serve residents and visitors of the proposed mixed-use, innovation-oriented urban campus, along with extensive pedestrian and bicycle infrastructure and a potential future commuter rail station to serve the area.

In addition, the enclosed Kimley Horn traffic study prepared specifically for this Comp. Plan Application concludes that traffic generated by the maximum development potential under the new Restricted Commercial FLUM designations proposed for the SAP FLUM Parcels would not adversely affect the City's required levels of service for affected public rights-of-way. Furthermore, the maximum development potential under the Restricted Commercial FLUM designations proposed herein for the SAP FLUM Parcels will never even be reached because, as described in detail in the SAP Application, the Magic City SAP development program limits future development to a level significantly less than the general potential maximum development capacity available under the standard Restricted Commercial FLUM designation.

Conclusion

Enclosed please find a complete Comp Plan Application package for the SAP FLUM Parcels, including all required supporting materials. This Comp Plan Application should be viewed as a companion application to the full SAP Application for the Magic City SAP being submitted concurrently herewith.

We look forward to continuing to work with the City on this Comp Plan Application, and on the overall SAP Application for the Magic City SAP. Please do not hesitate to contact me should you have any questions regarding this letter or the enclosed materials.

Sincerely,



Neisen O. Kasdin

Enclosures

cc: Devin Cejas
Jacqueline Ellis
David Snow
Joe Eisenberg
Tamara Frost
T. Spencer Crowley III, Esq.
Steven J. Wernick, Esq.

EXHIBIT A

Magic City Innovation District Parcels Requiring FLUM Change to “Restricted Commercial”

Address	Folio	Current FLUM Designation	Proposed FLUM Designation
240 NE 61st Street	01-3218-015-0160	Light Industrial	Restricted Commercial
6001 NE 2nd Avenue	01-3218-015-0210	Split between Medium Density Restricted Commercial & Restricted Commercial	All (100%) Restricted Commercial
352 NE 61st Street	01-3218-022-0060	Light Industrial	Restricted Commercial
372 NE 61st Street	01-3218-022-0080	Light Industrial	Restricted Commercial
382 NE 61st Street	01-3218-015-0190	Light Industrial	Restricted Commercial
6300 NE 4th Avenue	01-3218-020-0330	Light Industrial	Restricted Commercial
401 NE 62nd Street	01-3218-014-0030	Light Industrial	Restricted Commercial
300 NE 62nd Street	01-3218-015-0770	Light Industrial	Restricted Commercial
301 NE 61st Street	01-3218-015-0771	Light Industrial	Restricted Commercial
320 NE 61st Street	01-3218-022-0030	Light Industrial	Restricted Commercial
270 NE 61st Street	01-3218-015-0200	Light Industrial	Restricted Commercial
334 NE 60th Street	01-3218-016-0140	Light Industrial	Restricted Commercial
350 NE 60th Street	01-3218-016-0150	Light Industrial	Restricted Commercial
250 NE 61st Street	01-3218-015-0180	Light Industrial	Restricted Commercial
262 NE 61st Street	01-3218-015-0170	Light Industrial	Restricted Commercial
6380 NE 4th Avenue	01-3218-020-0321	Light Industrial	Restricted Commercial
6301 NE 4th Avenue	01-3218-020-0361	Light Industrial	Restricted Commercial
415 NE 62nd Street	01-3218-047-0010	Light Industrial	Restricted Commercial
365 NE 61st Street	01-3218-015-0730	Light Industrial	Restricted Commercial
298 NE 61st Street	01-3218-022-0100	Light Industrial	Restricted Commercial
300 NE 61st Street	01-3218-022-0010	Light Industrial	Restricted Commercial
310 NE 61st Street	01-3218-022-0020	Light Industrial	Restricted Commercial
340 NE 61st Street	01-3218-022-0040	Light Industrial	Restricted Commercial
371 NE 61st Street	01-3218-015-0720	Light Industrial	Restricted Commercial
6350 NE 4th Avenue	01-3218-020-0320	Light Industrial	Restricted Commercial
353 NE 61st Street	01-3218-015-0740	Light Industrial	Restricted Commercial
288 NE 61st Street	01-3218-022-0090	Light Industrial	Restricted Commercial
370 NE 60th Street	01-3218-016-0180	Light Industrial	Restricted Commercial
5972 & 5974 NE 4th Avenue	01-3218-089-0010; 01-3218-089-0020	Light Industrial	Restricted Commercial
5952 NE 4th Avenue	01-3218-016-0200	Light Industrial	Restricted Commercial


Magic City Innovation District Parcels Not Requiring FLUM Change


Address	Folio	Current FLUM Designation	Proposed FLUM Designation
6041 NE 2nd Avenue	01-3218-015-0140	Restricted Commercial	Same
228 NE 61st Street	01-3218-015-0150	Restricted Commercial	Same
200 NE 62nd Street	01-3218-066-0010	Restricted Commercial	Same
6200 NE 4th Court	01-3218-024-0200	Light Industrial	Same
6210 NE 4th Court	01-3218-024-0180	Light Industrial	Same
296 NE 60th Street	01-3218-016-0100	Light Industrial	Same
270 NE 60th Street	01-3218-016-0070	Light Industrial	Same

EXHIBIT B to LOI
Magic City Innovation
District SAP - FLUM
Amendment

City of Miami, FL

Aerial Map: FLUM Changes

 = SAP Boundary

 = FLUM Change Parcel

