



Department of Regulatory and Economic Resources

Director's Office
111 NW 1st Street • 29th Floor
Miami, Florida 33128-1930
T 305-375-3076 F 305-375-2099

miamidade.gov/economy

May 7, 2019

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 October 2018 Cycle Standard Application Nos. 5 and 6 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. 5 and 6) are contained in the Initial Recommendations report attached as Exhibit 9.

Six (6) applications (Application Nos. 1 through 6) were processed in the October 2018 cycle of amendments to the CDMP, all of which were filed by private parties. The Board adopted small-scale Application Nos. 1, 2 and 4 at a public hearing held April 11, 2019 with the condition that each of the applicants submit a fully executed covenant and legally sufficient opinion of title and necessary joinder within 30 days or the application will be deemed withdrawn. The public hearing for small-scale Application No. 3 was deferred by the Board to April 22, 2019. The Board also directed transmittal of standard Application Nos. 5 and 6 to the State Land Planning Agency (SLPA) and other state and regional agencies for review and comments. Small-scale Application Nos. 1 through 4 will be transmitted to you in a separate package.

Standard Application Nos. 5 and 6, enclosed herein, were the subject of a public hearing conducted by the Planning Advisory Board, acting as the Local Planning Agency, on April 1, 2019, and by the Board on April 11, 2019. The transmitted CDMP amendment applications in this package are currently scheduled for a subsequent public hearing and final action by the Board on July 25, 2019.

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

Application No. 5

±89.08 gross acres/±88.11 net acres

Parcel 1 is ±67.75 net acres and Parcel 2 is ±20.35 net acres

1. Redesignate Parcel 1 of the application site on the LUP map:

From: "Industrial and Office"

To: "Low Density Residential (2.5 to 6 dwelling units per gross acre)"

2. Partial release of the Declaration of Restrictions recorded in Official Records Book 29794 at Pages 552-588 of the Public Records of Miami-Dade County, Florida, as it applies to the subject property;
3. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.

Application No. 6

±86.87 gross acres; ±81.77 net acres

1. Redesignate the application site on the LUP map:

From: "Estate Density Residential (1 to 2.5 dwelling units per gross acre)" and "Low Density Residential (2.5 to 6 dwelling units per gross acre)"

To: "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" and "Business and Office"

2. Add the proffered Declaration of Restrictions to the Restricted Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.

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 October 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 1st Street, 12th Floor, Miami, Florida 33128, or by phone at (305) 375-2835, fax (305) 375-1091, or e-mail 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 ²
Shereen Yee Fong, Transportation Planner IV, District Six, Florida Department of Transportation ¹
Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit, South Florida
Water Management District ²
Comprehensive Plan Review, Office of Policy and Budget, Florida Department of Agriculture and
Consumer Services ²
Scott Sanders, Conservation Planning Services, Florida Fish and Wildlife Conservation Commission ²
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection ²
Deena Woodward, Historic Preservation Planner, Bureau of Historic Preservation, Florida Department
of State ²
Kylene Casey, Educational Consultant-Growth Management Liaison, Office of Educational Facilities,
Florida Department of Education ²
Larry Ventura, Chief, Environmental Flight, Homestead Air Reserve Base ²
- 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 Applications

Miami-Dade County October 2018 Cycle Application Nos. 5 and 6 to Amend the CDMP

- Exhibit 1:** Resolution No. 427-19; contains the Board of County Commissioners' (Board) transmittal instructions and action on Application No. 5; adopted April 11, 2019;
- Exhibit 2:** Resolution No. 428-19; contains the Board of County Commissioners' (Board) transmittal instructions and action on Application No. 6; adopted April 11, 2019;
- Exhibit 3:** Resolution of the Planning Advisory Board (PAB), Acting as the Local Planning Agency; contains the PAB's recommendations on the October 2019 Cycle Application Nos. 1 through 6;
- Exhibit 4:** Minutes of the PAB's public hearing held April 1, 2019, addressing the October 2018 Cycle Application Nos. 1 through 6;
- Exhibit 5:** Resolution of the Country Club of Miami Community Council (CC5); contains the Community Council's recommendation on the October 2018 Cycle Application No. 5;
- Exhibit 6:** Resolution of the North Central Community Council (CC8); contains the Community Council's recommendation on the October 2018 Cycle Application No. 6;
- Exhibit 7:** Declaration of Restrictions proffered by the applicant in support of Application No. 5;
- Exhibit 8:** Declaration of Restrictions proffered by the applicant in support of Application No. 6; and
- Exhibit 9:** *"Initial Recommendations October 2018 Applications to Amend the Comprehensive Development Master Plan"* report, dated April 2019 (includes a summary of recommendations for each application filed in the October 2018 Cycle, updated April 2019). 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 April 2019 Application Nos. 5 and 6 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. 5 and 6 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. 5 and 6 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.

Exhibit 10: Additional Items received related to Application No. 5 received at the April 11, 2019 public hearing.

Exhibit 11: Additional Items received related to Application No. 6 received at the April 11, 2019 public hearing.