

City of Miami



EMILIO T. GONZALEZ, Ph.D.
City Manager

July 18, 2019

South Florida Regional Planning Council
Ms. Isabel Cosio Carballo, Executive Director
Oakwood Business Center
One Oakwood Boulevard, Suite 221
Hollywood, FL 33020

RE: City of Miami's proposed amendment to the Miami Comprehensive Neighborhood Plan (MCNP) amending the interpretation of the Major Institutional, Public Facilities, Transportation, and Utilities Future Land Use designation, case ID 19-03ESR


Dear Ms. Carballo,

Please find enclosed a copy of a proposed amendment to the Miami Comprehensive Neighborhood Plan (MCNP) to amend the interpretation of the Major Institutional, Public Facilities, Transportation, and Utilities Future Land Use designation, within the Future Land Use Element. The Planning, Zoning, and Appeals Board (PZAB) held a public hearing and recommended denial of the amendment on May 1, 2019. The amendment was first heard by the City Commission who voted unanimously to approve the amendment on June 27, 2019. The City Commission directed the City Manager to transmit the proposed amendment to affected agencies, pursuant to Section 163.3184(3), F.S.

The enclosed amendment is a change to the text of the MCNP. As such, this amendment is subject to the provisions of Section 163.3184(3), F.S. through the Expedited State Review process. The proposal would amend the text of the interpretation of the Major Institutional, Public Facilities, Transportation, and Utilities Future Land Use designation, within the Future Land Use Element, making explicit the allowance of commercial and office uses—uses that have long been permitted in this Future Land Use designation. In fact, the corresponding zoning Transects (CI and CI-HD, as established in the Correspondence Table of the Future Land Use Element) provide land use regulations for the implementation of these general commercial uses within the Major Institutional, Public Facilities, Transportation, and Utilities Future Land Use designation. This amendment is not applicable to an area of critical state concern.

Supporting documentation is attached to this letter. The City respectfully requests a review of the amendment pursuant to the Expedited State Review Process. The City anticipates this amendment will be adopted in October 2019. Please contact Sue Trone, Chief of Comprehensive Planning, with any questions at strone@miamigov.com or 305-416-1445.

Regards,


Francisco J. Garcia, Director
Planning Department