



**Department of Regulatory and Economic Resources**

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

**[miamidade.gov/economy](http://miamidade.gov/economy)**

August 15, 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 Proposed Expedited Application Nos. CDMP20190006 and CDMP20190007 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 (Expedited Application Nos. CDMP20190006 and CDMP20190007) are contained in the Initial Recommendations reports attached as Exhibit (A and B), respectively.

Two (2) applications filed by private parties in April 2019 were processed under the County's expedited CDMP amendment review process. Standard Application Nos. CDMP20190006 and CDMP20190007 were the subject of a public hearing conducted by the Planning Advisory Board, acting as the Local Planning Agency, on June 3, 2019, and by Miami-Dade Board of County Commissioners (Board) on July 25, 2019. The Board directed transmittal of standard Application Nos. CDMP20190006 and CDMP20190007 at their public hearing.

The transmitted CDMP amendment applications in this package is scheduled for a subsequent public hearing and final action by the Board on September 26, 2019.

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

Application No. CDMP20190006 (Century Homebuilders, LLC)

Requested Amendment to the CDMP:

From: "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)"

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Application No. CDMP20190007 (MAC Thirteen, LLC)

Requested Amendment to the CDMP:

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

A copy of this transmittal letter, the proposed amendments package with support documents upon which the recommendation regarding the proposed amendments are based and other relevant items received by the Board, were submitted simultaneously to the other reviewing agencies identified in 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 are enclosed herein as "Attachment A", including additional information received prior to the Board's public hearing is attached as "Additional Items". 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 reports for the above referenced expedited applications 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

## ATTACHMENT A

### **List of Support Documents and Other Required/Additional Information or Items Received At the Board's Public Hearing on Expedited Application Nos. CDMP20190006 and CDMP20190007 to Amend the CDMP**

- Exhibit 1:** Resolution No. 851-19; contains the Board of County Commissioners' (Board) transmittal instructions and action on Application No. CDMP20190006; adopted July 25, 2019;
- Exhibit 2:** Resolution No. 852-19; contains the Board of County Commissioners' (Board) transmittal instructions and action on Application No. CDMP20190007; adopted July 25, 2019;
- Exhibit 3:** Resolution of the Planning Advisory Board (PAB), Acting as the Local Planning Agency; contains the PAB's recommendations on expedited Application Nos. CDMP20190006 and CDMP20190007;
- Exhibit 4:** Minutes of the PAB's public hearing held June 3, 2019, addressing expedited Application Nos. CDMP20190006 and CDMP20190007;
- Exhibit 5:** Resolution of the South Bay Community Council (CC15) adopted July 2, 2019; contains the Community Council's recommendation on expedited Application No. CDMP20190007;
- Exhibit 6:** (a) *"Initial Recommendations Expedited Application No. CDMP20190006 To Amend The Comprehensive Development Master Plan"* report, dated June 2019; (application summary page updated July 2019); and  
(b) *"Initial Recommendations Expedited Application No. CDMP20190007 To Amend The Comprehensive Development Master Plan"* report, dated June 2019 (application summary page updated July 2019).

Both Exhibits 6(a) and 6(b) contain all the requirements of Section 163.3184(3), F.S., for the Applications, as follows:

- The CDMP Land Use Plan Map amendment is separately packaged in the "Initial Recommendations" report for Application No. CDMP20190006;
- The CDMP Land Use Plan Map amendment is separately packaged in the "Initial Recommendations" report for Application No. CDMP20190007;
- 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. CDMP20190006 and CDMP20190007 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. CDMP20190006 and CDMP20190007 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 referenced Initial Recommendations reports;
- 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 reports.

**Exhibit 7:** Additional items received up to the Board's transmittal hearing held July 25, 2019, addressing Application Nos. CDMP20190006 and CDMP20190007.