



Department of Regulatory and Economic Resources

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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 January 2019 Cycle Standard Application No. 3 to Amend the Comprehensive Development Master Plan, for Miami-Dade County, Florida

Dear Ray:

With this letter, I am officially transmitting one (1) standard application 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 application transmitted herewith (Application No. 3) is contained in the Initial Recommendations report attached as Exhibit 5.

Three (3) applications (Application Nos. 1 through 3) were processed in the January 2019 Cycle of amendments to the CDMP, all of which were filed by private parties. The Board of County Commissioners (Board) adopted Small scale Application Nos. 1 and 2 at a public hearing held July 25, 2019, and directed transmittal of Standard Application No. 3 to the State Land Planning Agency (SLPA) and other state and regional agencies for review and comments. Small-scale Application Nos. 1 and 2 will be transmitted to you in a separate package.

Standard Application No. 3, enclosed herein, was the subject of a public hearing conducted by the Planning Advisory Board, acting as the Local Planning Agency, on June 3, 2019, and by the Board on July 25, 2019. The transmitted CDMP amendment application in this package is currently scheduled for a subsequent public hearing and final action by the Board in or about October 2019.

Summary of Proposed Amendment: The transmitted application seeking to amend the CDMP is summarized as follows:

Application No. 3

Redesignate the application site on the Land Use Plan map:

1. Redesignate the application site:

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

To: "Medium Density Residential (13 to 25 dwelling units per gross acre) with One Density Increase [DI-1])"

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

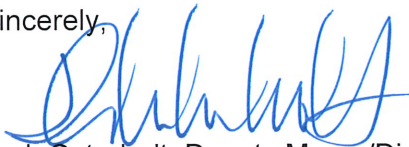
A copy of this transmittal letter, the proposed amendment package with support documents upon which the recommendation regarding the proposed amendment is based and other relevant items accepted by the Board, were submitted simultaneously on the same date to the other reviewing agencies identified on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

A listing of the support documents and other required information regarding the proposed amendment application, 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 amendment, has 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 January 2019 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
Robin Jackson, Historic Preservation Planner, Bureau of Historic Preservation, Florida Department of State ²
Mark Weigly, Director, Office of Educational Facilities, Florida Department of Education ²
Larry Ventura, Chief, Environmental Flight, Homestead Air Reserve Base ²
- c: w/o attachments:
Honorable Audrey Edmonson, Chairwoman and Members, Board of County Commissioners
Dennis Kerbel, Assistant County Attorney

Footnotes: 1 = Hard copy sent; 2 = CD copy sent

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 January 2019 Cycle Application No. 3 to Amend the CDMP

- Exhibit 1:** Resolution No. 850-19; contains the Board of County Commissioners' (Board) transmittal instructions and action on Application No. 3; adopted July 25, 2019;
- Exhibit 2:** Resolution of the Planning Advisory Board (PAB), Acting as the Local Planning Agency; contains the PAB's recommendations on the January 2019 Cycle Application Nos. 1 through 3;
- Exhibit 3:** Minutes of the PAB's public hearing held June 3, 2019, addressing the January 2019 Cycle Application Nos. 1 through 3;
- Exhibit 4:** Revised Declaration of Restrictions with Opinion of Title proffered by the applicant in support of Application No. 3;
- Exhibit 5:** *"Initial Recommendations January 2019 Applications To Amend The Comprehensive Development Master Plan"* report, dated April 2019 (application summary page updated June 2019 for Application No. 3). Contains all the requirements of Section 163.3184(3), F.S., for the Application, as follows:
- The CDMP Land Use Plan Map amendment is separately packaged in the "Initial Recommendations January 2019 Application No. 3 to Amend the CDMP" report;
 - The future land use map amendment, color map depicting the boundaries of the application site/area and its location in relation to their surrounding streets and thoroughfare network, and the present future land use map designation of the application site with abutting properties are contained and specified in the amendment Application No. 3 package;
 - Also, the Existing Land Use map depicting the existing land uses of the subject application site and abutting properties, and size of the application sites are contained and specified in the amendment Application No. 3 package;
 - Availability of and the demand on public facilities and services, including traffic circulation and impacts on schools, are also addressed in the amendment application package of the Initial Recommendations report; and
 - Information regarding the consistency of the proposed map amendment with the goals, objectives, and policies of the CDMP is discussed in the "Consistency Review with Goals, Objectives, Policies and Concepts" for the application, is individually addressed in the Initial Recommendations report.
- Exhibit 6:** Additional items received up to the Board's transmittal hearing held July 25, 2019, addressing Application No. 3.

**EXHIBIT 6
ADDITIONAL ITEMS
RECEIVED UP TO THE BOARD'S TRANSMITTAL HEARING HELD JULY 25, 2019,
ADDRESSING APPLICATION NO. 3**

ITEMS	PAGE NO.
One sample of 226 letters of support of Application No. 3 from area residents submitted by the applicant on July 25, 2019;	A-1
One sample of 4 letters in opposition of Application No. 3 from area residents submitted by the applicant on July 25, 2019;	A-3
Letter in support of Application No. 3 submitted by submitted by Rick J. Evans on July 25, 2019;	A-5
PowerPoint presentation submitted by the applicant at the Planning Advisory Board's public hearing on June 3, 2019;	A-7
PowerPoint presentation submitted by the applicant at the Board's public hearing on July 25, 2019;	A-35
Letter providing ownership update to Application No. 3, submitted by the applicant, dated June 21, 2019;	A-47
Letter providing clarification on the applicants for Application No. 3, submitted by the applicant, dated March 11, 2019.	A-53