



12400 Northeast 8th Avenue, North Miami, Florida 33161

(305) 895-9825

August 28, 2019

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity (DEO)
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

Re: North Miami Transmittal of Proposed Future Land Use Plan Text and Map Amendments

Dear Mr. Eubanks:

The City of North Miami is pleased to transmit to the Florida Department of Economic Opportunity a packet containing proposed amendments to the City's Comprehensive Plan. Said amendments pertain to changes to the Future Land Use Element and the Future Land Use Map.

The Amendments currently proposed to the Future Land Use Element (FLUE) will create the North Miami Transit Station Overlay District (NMTSOD). In furtherance of the recommendations of *The North Miami Mobility Hub and TOD Strategic Plan (the "Mobility Plan")*, the purpose of this Overlay is to allow for a seamless integration of all transportation modes with a high quality user experience. It will bring together an intensive concentration of work, live, shop and/or play activities comfortably accessible by foot, within approximately a half-mile radius or a 10-minute walking distance.

Based upon the recommendations of the Mobility Plan, the Amendments provide the following:

- Allow mixed use
- Density: 150 dwelling units per acre:
- Height: Up to 200 ft. in height, including parking levels, compatible building transitions and setbacks:
- Permitted Uses: All uses within the underlying zoning district, residential, commercial, office, hotels and similar lodging, community facility, industrial, parks and open space.
- Lot Coverage: 80%

Additionally, in light of the proposed NMTSOD, the City's 2036 Future Land Use Map (FLUM) requires updating to reflect the boundary of the proposed Overlay District.

Two advertised public hearings for the amendment were held on May 7, 2019 before the City's Planning Commission and August 27, 2019 for first reading before the City Council, where it was approved by a majority vote of 5-0.

The area pertaining to the text amendment is not located within an area of critical state concern and is not a small scale amendment. As such, the City hereby requests that said amendment be reviewed under the *Expedited State Review Process* pursuant to Chapter 163.3184(3).

One paper and two electronic copies (CD) of the adopted amendment are enclosed for your review. We look forward to working with DEO staff during your review of the amendment packet. The following supporting documents are attached:

- Staff report and analysis to City Council for Text Amendment
- City Ordinance (Adopted on First Reading) including Proposed Comprehensive Plan Text Amendment
- Copy of public notices published in the Miami Herald for the May 7, 2019 Planning Commission meeting and August 27, 2019 City Council Meeting
- Transmittal letter for review agencies

If you have any questions, please contact me at (305) 895-9826 or via email at twilson@northmiamil.gov or our City Planner, Debbie Love, at (305) 893-6511 ext. 19003 or via email at dlove@northmiamil.gov.

Sincerely,



Tanya Wilson, AICP
Planning, Zoning & Development Director

Cc: Larry M. Spring, Jr., City Manager
Arthur H. Sorey, III, Deputy City Manager
Jeff Cazeau, City Attorney
Jennifer Warren, Deputy City Attorney

One copy of the amendment package has been provided to the following agencies:

Kylene Casey, Education Consultant- Growth Management Liaison, Department of Education
Deena Woodward, Historic Preservation Planner, Department of State
Shereen Yee Fong, Transportation Planner IV, Department of Transportation, District Six
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Terry Manning, AICP, Policy and Planning Analyst, South Florida Water Management District
Office of Intergovernmental Programs, Department of Environmental Protection
Jerry Bell, Assistant Director for Planning, Regulatory and Economic Resources, Miami Dade County
Ana Rijo Conde, Facilities Planning Officer, Miami Dade County Public Schools

The Plan Amendment Package and the Comments Report will be made available for public inspection during normal business hours at the following location:

City of North Miami