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November 21, 2019

Mr. Ray Eubanks, Plans Processing Administrator  
DEO, Bureau of Comprehensive Planning  
107 East Madison Street, MSC-160  
Tallahassee, FL 32399-4120  
Email: ray.eubanks@deo.myflorida.com

RE: Transmittal of Proposal by the Town of Cutler Bay to amend the Future Land Use Designation on properties generally described as: (1) east of Old Cutler Road, west of Biscayne National Park, north of S.W. 188 Street, and south of S.W. 184 Street; and (2) east of S.W. 87 Avenue, west of Biscayne National Park, north of S.W. 232 Street, and south of S.W. 216 Street.

Dear Mr. Eubanks:

Enclosed please find for your department's expedited review an application in support of a proposed amendment of the Town of Cutler Bay's Growth Management Plan (GMP) Future Land Use Map.

The amendment process was initiated by Cutler Bay in order to achieve consistency with Policy FLU-4F of the GMP, which requires that the Future Land Use designation of parcels located in the Residential-Conservation Overlay District which are purchased for conservation or public use or are otherwise protected from development be converted to Conservation. This policy reflects the Town's ongoing efforts to preserve its open spaces.

Accordingly, this amendment involves re-designating the Future Land Use category of multiple parcels or portions of parcels to Conservation. Except for one held by the U.S. government, the parcels are owned by the South Florida Water Management District and all are kept protected from development. The parcels' land area totals slightly over 350 acres along the eastern edge of the Town's urbanized area and serve as a buffer to Biscayne National Park.

The first reading of the proposal amendment ordinance took place at a public hearing of the Town Council held on November 20, 2019, pursuant to §163.3184(11), F.S. The transmittal follows the steps laid out in §163.3184(3), F.S., for an expedited review process.

The application package provided for your review includes the following documentation:

1. Town Council Meeting Agenda (1<sup>st</sup> reading) dated November 20, 2019
2. Town Council Meeting Minutes (1<sup>st</sup> reading, excerpt) dated November 21, 2019
3. Council Memo (1<sup>st</sup> reading) dated November 20, 2019
4. Attachment A to Council Memo (1<sup>st</sup> reading) – Town Consultant Report dated November 20, 2019
5. Attachment B to Council Memo (1<sup>st</sup> reading) – Property Locations
6. Attachment C to Council Memo (1<sup>st</sup> reading) - Advertisement, Courtesy Notices, and Posting
7. FLUM Amendment Ordinance (1<sup>st</sup> reading)
8. FLUM Amendment Ordinance Exhibit A (1<sup>st</sup> reading) – Property Locations
9. FLUM Amendment Sign-Up Sheet for Public Remarks (1<sup>st</sup> reading) dated November 20, 2019

Copies of this package have been forwarded to all the reviewing agencies listed below on the same day this letter and attachments was mailed.

Thank you for your assistance in this matter. Please do not hesitate to contact me, as the Town's planning consultant on this matter, if you have any questions or need additional information:

Silvia E. Vargas, AICP, LEED AP, Principal Planner  
Calvin, Giordano & Associates | Planning, Miami-Dade Office  
10800 Biscayne Boulevard, Suite 950  
Miami, FL 33161  
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[svargas@cgasolutions.com](mailto:svargas@cgasolutions.com)

Sincerely,

  
Silvia E. Vargas, AICP, LEED AP

Cc via email: Kelly Corvin, Regional Planning Administrator, DEO  
Mark Weigly, Department of Education  
Kay Craig, Department of Environmental Protection  
Robin Jackson, Department of State  
Shereen Yee Fong, Department of Transportation District Six  
Isabel Cosio Carballo, South Florida Regional Planning Council  
Terry Manning, South Florida Water Management District

Jerry H. Bell, Miami-Dade Regulatory and Economic Resources  
Edward Silva, Village Manager, Village of Palmetto Bay