

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

August 12, 2019

Mr. Ray Eubanks, Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison Street – MSC 160
Tallahassee, Florida 32399
(850) 717-8483

Re: Transmittal of adopted amendment 19-02ESR to the 2025 Miami Beach Comprehensive Plan related to Accessory Dwelling Units.

Dear Mr. Eubanks:

Please find enclosed one hard copy and two digital copies on CD ROM of the adopted amendment to the 2025 Miami Beach Comprehensive Plan. The City Commission voted to adopt the amendment at a public hearing on October 16, 2019 as Ordinance No. 2019-4304. Previously, the City Commission voted to transmit the amendment at a public hearing on June 5, 2019. The Planning Board, which serves as the City's Local Planning Agency, held a public hearing on May 21, 2019 and transmitted the proposal to the City Commission with a favorable recommendation.

No changes occurred between the transmittal and adoption of the ordinance. The amendment allows for accessory dwelling units (ADU) to be built in the "Single Family Residential Category" future land use designation. Allowing ADU's is expected to foster the development of housing that is more attainable to the City's workforce while providing homeowners additional income that is expected to facilitate funding improvements to their homes to mitigate against the impacts of sea level rise. The amendment does not affect an area located in an area of critical state concern.

Included in this submission are the following documents that were not transmitted previously:

- Cover Letters to Review Agencies
- Adopted legislation
- Second Reading Commission Memorandum with Analysis
- Response to FDOT Comments

A copy of the submittal package, containing the adopted legislation with the amendment and all supporting documents is being sent concurrently with this transmittal to the following agencies that submitted comments: South Florida Regional Planning Council, South Florida Water Management District, District Six Office of the Florida Department of Transportation, and the Miami-Dade County Department of Regulatory and Economic Resources; pursuant

to Section 163.3184(3), Florida Statutes. Copies of the transmittal letters are attached.

The City respectfully requests a review of these amendments pursuant to the Expedited State Review Process as defined in Section 163.3184(3), Florida Statutes. If you have any questions, I can be reached at (305) 673-7000, extension 6131 or by email at rmadan@miamibeachfl.gov. Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rogelio Madan', with a long horizontal flourish extending to the right.

Rogelio Madan, AICP
Chief of Community Planning & Sustainability
City of Miami Beach Planning Department

Enclosures