

Mr. Ray Eubanks, Plans Processing Administrator  
DEO, Bureau of Comprehensive Planning  
107 East Madison Street, MSC-160  
Tallahassee, FL 32399-4120

October 23, 2019

RE: Transmittal of the City of Sunny Isles Beach Comprehensive Plan  
Future Land Use Map Amendments and Text Amendments

Dear Mr. Eubanks:

Pursuant to 163.3184(3), please find the City of Sunny Isles Beach's Map and Text amendments for the Department of Economic Opportunity (DEO) review. The amendments were reviewed and approved for transmittal to the Department by the City Commission on first reading at the City Commission meeting held on October 17, 2019. The purpose of these amendments is to correct an inconsistency between the City's Comprehensive Plan and its Land Development Regulations only as it relates to the Town Center District. More specifically, to the area proposed as the Town Center South and its existing buildings.

Enclosed you will find attached copies of the following as required in support of the amendments:

1. Agency Transmittal List
2. Local Planning Agency Agenda dated October 17, 2019
3. Local Planning Agency Meeting Minutes dated October 17, 2019
4. Commission Meeting Agenda dated October 17, 2019
5. Ordinance (Text Amendments) approving transmittal by the City Commission on October 17, 2019.
  - a. Exhibit "A" Final Staff Memo
6. Ordinance (Map Amendments) approving transmittal by the City Commission on October 17, 2019.
  - a. Exhibit "A" Final Staff Memo
  - b. Exhibit "B" Proposed FLUM

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7. Resolution adopting a Plan of Action pursuant to Section 163.3194(1)(b), F.S.
8. Public Hearing Advertisements
  - a. Text Based Amendments
  - b. FLUM Amendments
9. Public Speaker Cards
10. Ordinance 2019-541 Zoning Moratorium dated September 19, 2019

The City of Sunny Isles Beach is not located in an area of critical state concern (Big Cypress, Green Swamp, Key West and the Florida Keys, Apalachicola Bay); Orange, Lake or Seminole County, or; the Wekiva River Protection Area. The amendment was not adopted under a joint planning agreement. Complete copies of this application package have been forwarded to all the required review agencies as listed below on the same day this letter and attachments was sent.

Please contact me, as the City's planning consultant, if you have any questions or need additional information:

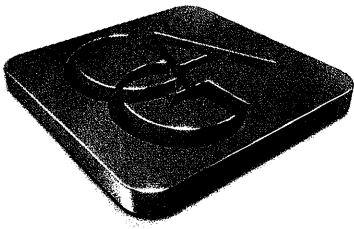
Alex A. David, AICP, Director  
Miami-Dade Office | Planning  
Calvin, Giordano & Associates  
10800 Biscayne Boulevard, Suite 950  
Miami, FL 33161

Office: 786.485.5192  
Mobile: 786.514.0121  
[Adavid@cgasolutions.com](mailto:Adavid@cgasolutions.com)

Thank you for your assistance in this matter.

Sincerely,

Alex A. David, AICP



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cc: Kelly Duggar Corvin, Department of Economic Opportunity  
Mark Weigly, Department of Education  
Plan Review, 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  
Victor Alonso, Miami-Dade County Public Schools  
Alexander Diaz, Town of Golden Beach  
Justin Proffitt, City of North Miami Beach  
Joanne Carr, City of Aventura  
Christopher J. Russo, City of Sunny Isles Beach  
Claudia Hasbun, City of Sunny Isles Beach  
Edward Dion, City of Sunny Isles Beach  
Lynn Dannheisser, City of Sunny Isles Beach

### Attachments