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February 14, 2020

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 May 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 Recommendation report attached as Exhibit 2.

Seven (7) applications (Application Nos. 1 through 7) were processed in the May 2019 Cycle of amendments to the CDMP, two of which (Application Nos 1 and 2) were filed as small-scale amendments by private parties, one (Application No. 3) was filed by Miami-Dade County as a text amendment, and four (Application Nos. 4, 5, 6 and 7) are text and map amendments to the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map and are being advanced as part of the County's Evaluation and Appraisal Report (EAR) of the CDMP. At a public hearing held January 23, 2020, Miami-Dade Board of County Commissioners (Board) deferred small-scale Application No.1 to March 18, 2020, adopted small scale Application No. 2, directed transmittal of Standard Application No. 3 and transmittal of EAR-based Application Nos. 4, 5, 6 and 7 to the State Land Planning Agency (SLPA) and other state and regional agencies for review and comments. Small-scale Application No. 2 and EAR-based Application Nos 4, 5, 6 and 7 will be transmitted to you in separate packages.

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 November 4, 2019, and by the Board on January 23, 2020. 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 March 2020.

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

Application No. 3

Revise the Land Use Element "Institutions, Utilities and Communications" land use category on page I-56 to provide clarification on the uses allowed in Homestead Air Reserve Base (HARB) and the HARB Redevelopment and Economic Development Area (HARB REDA).



Ray Eubanks  
Florida Department of Economic Opportunity  
Page 2

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 May 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 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128, or by phone at (305) 375-2835, fax (305) 375-1091, or e-mail [Jerry.Bell@miamidade.gov](mailto: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 <sup>2</sup>  
Shereen Yee Fong, Transportation Planner IV, District Six, Florida Department of Transportation <sup>1</sup>  
Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit, South Florida Water Management District <sup>2</sup>  
Comprehensive Plan Review, Office of Policy and Budget, Florida Department of Agriculture and Consumer Services <sup>2</sup>  
Scott Sanders, Conservation Planning Services, Florida Fish and Wildlife Conservation Commission <sup>2</sup>  
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection <sup>2</sup>  
Robin Jackson, Historic Preservation Planner, Bureau of Historic Preservation, Florida Department of State <sup>2</sup>  
Mark Weigly, Director, Office of Educational Facilities, Florida Department of Education <sup>2</sup>  
Larry Ventura, Chief, Environmental Flight, Homestead Air Reserve Base <sup>2</sup>

c: w/o attachments:

- Honorable Audrey Edmonson, Chairwoman and Members, Board of County Commissioners  
Dennis Kerbel, Assistant County Attorney



## 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 May 2019 Cycle Application No. 3 to Amend the CDMP

- Exhibit 1:** Resolution No. 79-20; contains the Board of County Commissioners' (Board) transmittal instruction and action on Application No. 3; adopted January 23, 2020;
- Exhibit 2:** *"Initial Recommendations May 2019 Applications To Amend The Comprehensive Development Master Plan"* report, dated October 2019 (application summary page updated January 2020 for Application No. 3). Contains all the requirements of Section 163.3184(3), F.S., for the Application, as follows:
- The CDMP text amendment is separately packaged in the "Initial Recommendations May 2019 Application No. 3 to Amend the CDMP" report;
  - Availability of and the demand on public facilities and services are also addressed in the amendment application package of the Initial Recommendations report for Application No. 3; 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 for Application No. 3.
- Exhibit 3:** Additional Items; contains submittals received up to the Board's transmittal hearing held January 23, 2020, addressing Application No. 3, including the following:
- The Resolution of the Planning Advisory Board (PAB), Acting as the Local Planning Agency, dated November 4, 2019; contains the PAB's recommendations on the May 2019 Cycle Application No. 2, 3, 4 and 5; and
  - The Minutes of the Planning Advisory Board's (PAB) public hearing held November 4, 2019, addressing the May 2019 Cycle Application Nos. 2, 3, 4 and 5;
  - Builders Association of South Florida letter on Application Nos. 3-7 of the May 2019 Cycle, dated October 28, 2019.

