



**Department of Regulatory and Economic Resources**

Director's Office  
111 NW 1<sup>st</sup> Street • 29<sup>th</sup> Floor  
Miami, Florida 33128-1930  
T 305-375-3076 F 305-375-2099

[miamidade.gov/economy](http://miamidade.gov/economy)

February 21, 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: State Coordinated Review of May 2019 Cycle Standard Application Nos. 4, 5, 6 and 7 to Amend the Comprehensive Development Master Plan, for Miami-Dade County, Florida.

Dear Ray:

With this letter, I am officially transmitting four (4) standard applications to amend the Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida, for your review under the State Coordinated Review Process, pursuant to Chapter 163.3184(4), Florida Statutes, (F.S.). The applications transmitted herewith (Application Nos. 4, 5, 6 and 7) are contained in the Initial Recommendation Reports attached as Exhibit 5.

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 directed 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 Standard Application No. 3 will be transmitted to you in separate packages.

Standard Application Nos. 4 and 5, enclosed herein, were the subject of a public hearing conducted by the Planning Advisory Board (PAB), acting as the Local Planning Agency, on November 4, 2019, and by the Board on January 23, 2020. Standard Application Nos. 6 and 7, enclosed herein, were the subject of a public hearing conducted by the PAB, acting as the Local Planning Agency, on November 12, 2019, and by the Board on January 23, 2020. The transmitted CDMP amendment applications in this package will be scheduled for a subsequent public hearing and final action by the Board in or about May 2020.

Since state law now affords greater flexibility in the EAR process, Miami-Dade County is advancing the referenced EAR-based amendments through individual applications that contain

the required data and analysis. Application Nos. 4 through 7 address topics the County has identified as Major Issues including: 1) Agriculture; 2) Urban Development Boundary/Urban Expansion Areas; and 3) Climate Change Adaptation and Mitigation. Additional EAR-based amendments addressing each Element of the CDMP will be advanced in subsequent applications. The proposed amendments also address changes that have occurred in state law since the County's last Evaluation and Appraisal Report. These changes were summarized in the County's EAR notification letter to the SLPA, dated November 25, 2019.

Summary of Proposed Amendments: The transmitted applications seeking to amend the CDMP are summarized as follows:

- Application No. 4 addresses Agriculture, including amendments to the Land Use Element and the CDMP Adopted 2020 and 2030 LUP map;
- Application No. 5 addresses the Urban Development Boundary (UDB) and Urban Expansion Areas (UEAs), including amendments to the Land Use Element; Conservation, Aquifer Recharge and Drainage Element; Transportation Element; Capital Improvements Element and the CDMP Adopted 2020 and 2030 LUP map;
- Application No. 6 addresses Climate Change Adaptation, including amendments to the CDMP Introduction; Land Use Element; Water, Sewer, and Solid Waste Element; Coastal Management Element; and the Capital Improvements Element; and
- Application No. 7 addresses Climate Change Mitigation, including amendments to the Land Use Element.

A copy of this transmittal letter, the proposed amendment package with support documents upon which the recommendations regarding the proposed amendments are 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 applications in this submittal are not located in any area of critical state concern.

A listing of the support documents and other required information regarding the proposed amendment applications, 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 amendments, have 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).

Ray Eubanks  
Florida Department of Economic Opportunity  
Page 3

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jack Osterholt", is written over the word "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

Footnotes: 1 = Hard copy sent; 2 = CD copy sent

## 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 Nos. 4 through 7 to Amend the CDMP

- Exhibit 1:** Resolution No. 80-20; contains the Board of County Commissioners' (Board) transmittal instruction and action on Application No. 4; adopted January 23, 2020;
- Exhibit 2:** Resolution No. 81-20; contains the Board's transmittal instruction and action on Application No. 5; adopted January 23, 2020;
- Exhibit 3:** Resolution No. 82-20; contains the Board's transmittal instruction and action on Application No. 6; adopted January 23, 2020;
- Exhibit 4:** Resolution No. 83-20; contains the Board's transmittal instruction and action on Application No. 7; adopted January 23, 2020;
- Exhibit 5:** *"Initial Recommendations May 2019 Applications To Amend The Comprehensive Development Master Plan"* report, dated October 2019 (applications summary pages updated January 2020 for Application Nos. 4 through 7). Contains all the requirements of Section 163.3184(3), F.S., for the applications, as follows:
- The CDMP amendments for Application Nos. 4 through 7 are separately packaged in the "Initial Recommendations" reports for the applications;
  - The applications containing future land use map amendments (Application Nos. 4 and 5), containing color map depicting the boundaries of the application site/area and its location in relation to their surrounding streets and thoroughfare network, and the present future land use map designations of the application areas/sites with abutting properties are contained and specified in the amendments for Application Nos. 4 and 5; and
- Exhibit 6:** Summary of Transmittal Actions by the Board of County Commissioners on the May 2019 Cycle Application Nos. 4, 5, 6 and 7;
- Exhibit 7:** Resolutions and Minutes of the Planning Advisory Board (PAB):
- Resolution No. 19-22 of the 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;
  - Resolution No. 19-23 of the PAB, acting as the Local Planning Agency, dated November 12, 2019; contains the PAB's recommendations on the May 2019 Cycle Application No. 6 and 7;
  - Minutes of the PAB's public hearing held November 4, 2019, addressing the May 2019 Cycle Application Nos. 2, 3, 4 and 5; and
  - Minutes of the PAB's public hearing held November 12, 2019, addressing the May 2019 Cycle Application Nos. 6 and 7.
- Exhibit 8:** Community Council Resolutions;
- Community Council 14 Resolution, dated October 22, 2019;
  - Community Council 15 Resolution, dated October 29, 2019;
- Exhibit 9:** Additional Items; contains submittals received up to the Board's transmittal hearing held January 23, 2020, addressing Application Nos. 4, 5, 6, and 7.