

**Ron DeSantis**  
GOVERNOR



**Ken Lawson**  
EXECUTIVE DIRECTOR

**MEMORANDUM**

**TO:** Florida Department of Environmental Protection  
Florida Department of Education  
Florida Department of State  
Florida Department of Transportation District 6  
• South Florida Regional Planning Council  
South Florida Water Management

**DATE:** August 4, 2020

**SUBJECT:** **COMMENTS FOR PROPOSED EXPEDITED STATE REVIEW PLAN AMENDMENT**

**LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #:** **HIALEAH 20-01ESR**

**STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:** **Kelly Corvin/(850)717-8503**

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and to the State Land Planning Agency to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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**Ken Lawson**  
EXECUTIVE DIRECTOR

August 4, 2020

Ms. Dora Storch  
Planning & Zoning Official  
City of Hialeah  
501 Palm Avenue, 2nd Floor  
Hialeah, Florida 33010

Dear Ms. Storch:

Thank you for submitting **City of Hialeah's** proposed comprehensive plan amendment submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **20-01ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than September 3, 2020.

If you have any questions please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or Kelly Corvin, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850)717-8503.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/ts



**Carlos Hernandez**  
Mayor

**Paul B. Hernandez**  
Council President

**Oscar De la Rosa**  
Council Vice-President

Council Members  
**Katharine Cue-Fuente**  
**Jacqueline Garcia-Roves**  
**Monica Perez**  
**Jesus Tundidor**  
**Carl Zogby**

# City of Hialeah

July 24, 2020

Mr. Ray Eubanks, Plans Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC-160  
Tallahassee, FL 32399-4120  
[ray.eubanks@deo.myflorida.com](mailto:ray.eubanks@deo.myflorida.com)

RECEIVED  
*Div. of Community Planning and Growth*

AUG - 4 2020

Div. of Community Development  
Dept. Economic Opportunity

**Re: City of Hialeah**  
**Large Scale Land Use Map Amendment**  
**Expedited State Review Process**

- **Local Planning Agency Public Hearing Date:** January 15, 2020
- **City Council Public Hearing Date:** July 13, 2020
- **Summary Description of Proposed Amendment:**  
Land Use Map Amendment from Kennels to Medium Density Residential  
Location: 7218 West 4<sup>th</sup> Avenue, Hialeah, FL  
Size: 28.31 acres
- **Anticipated Month of Adoption:** October 2020
- **The proposed amendment is not applicable to an area of critical state concern**
- **Local contact person:**  
Debora Storch, Planning and Zoning Official  
City of Hialeah  
Planning and Zoning Division  
501 Palm Avenue, 2<sup>nd</sup> Floor  
Hialeah, FL 33010  
[dstorch@hialeahfl.gov](mailto:dstorch@hialeahfl.gov)



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# City of Hialeah

July 24, 2020

Mr. Ray Eubanks, Plans Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC-160  
Tallahassee, FL 32399-4120  
[ray.eubanks@deo.myflorida.com](mailto:ray.eubanks@deo.myflorida.com)

**Re: Transmittal of City of Hialeah Large Scale Land Use Map Amendment-Expedited State Review Process**

Dear Mr. Eubanks,

Enclose find one original and two CD-ROM copies of Resolution 2020-081 authorizing transmittal of the City's large scale land use map amendment, the proposed amendment and other required documents. The proposed map amendment consists of one application for land use change from Kennels to Medium Density Residential. The review conducted in accordance with the requirements of Chapter 163.3184(3), Florida Statutes (F.S.). Copies of the transmittal packaged are being concurrently emailed to the review agencies listed at the end of this letter. After your review of the proposed amendment is completed, the City will address objections, recommendations and comments as appropriate and hold two readings of the Ordinance to adopt the amendment. The City anticipates this will occur in October 2020. The proposed amendment is not related to an area of critical state concern, a sector plan, a rural stewardship area, a development pursuant to Section 380.064(24)(x), F.S., or a new plan for a newly incorporated municipality. The contact person regarding this amendment is as follows:

Debora Storch, Planning and Zoning Official  
City of Hialeah  
Planning and Zoning Division  
501 Palm Avenue, 2<sup>nd</sup> Floor  
Hialeah, FL 33010  
[dstorch@hialeahfl.gov](mailto:dstorch@hialeahfl.gov)

Thank you for your assistance in this matter. Please contact me if you have any questions or need additional information.

Respectfully,

*Debora Storch*

Debora Storch  
Planning & Zoning Official  
City of Hialeah

CC:

- South Florida Regional Planning Council:  
Isabel Cosio Carballo, Executive Director SFRPC [isabelc@sfrpc.com](mailto:isabelc@sfrpc.com)
- South Florida Water Management District:  
Terry Manning, Policy and Planning Analyst [tmanning@sfwmd.gov](mailto:tmanning@sfwmd.gov)
- Miami-Dade County:  
Jerry H. Bell, Assistant Director for Planning [Jerry.Bell@miamidade.gov](mailto:Jerry.Bell@miamidade.gov)
- Florida Department of Transportation:  
Shereen Yee Fong, FDOT District 6 [Shereen.yeefong@dot.state.fl.us](mailto:Shereen.yeefong@dot.state.fl.us)
- Florida Department of Environmental Protection:  
Plan Review [Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)
- Department of State:  
Robin Jackson, Historic Preservation Planner [Robin.Jackson@DOS.MyFlorida.com](mailto:Robin.Jackson@DOS.MyFlorida.com)
- Miami-Dade County Public Schools:  
Ana Rijo-Conde, Deputy Chief Facilities and Eco-Sustainability Officer [ARijo@dadeschools.net](mailto:ARijo@dadeschools.net)