



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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RICK SCOTT
Governor

BILLY BUZZETT
Secretary

May 26, 2011

The Honorable Joe A. Martinez
Chairman, Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street, Suite 220
Miami, Florida 33128

Dear Chairman Martinez:

The Department completed its 60-day preliminary sufficiency review of the adopted Evaluation and Appraisal Report (EAR) for Miami-Dade County, adopted on March 23, 2011, by Resolution Number R-213-11. This letter reviews the County's adopted EAR pursuant to Section 163.3191, F.S. (2010).

Pursuant to Section 163.3191, F.S. (2010), the Department determined that the adopted EAR is sufficient. This finding of sufficiency should be taken as the final determination on the EAR. Please note that a sufficiency determination does not constitute a compliance review of the proposed amendments identified in the EAR. The amendments referenced in the EAR, as well as any other amendment shall be reviewed for consistency when submitted as proposed amendments.

Concerning the proposed version of Section 163.3191, F.S., the County should note that the 2011 Florida Legislature passed House Bill 7207. This legislation made significant changes to the comprehensive plan evaluation and appraisal process. If signed into law by Governor Scott, there will no longer be a requirement for local governments to prepare an EAR report. Instead local governments will be required to assess whether amendments to their plan are necessary to reflect changes to Chapter 163 which have occurred since the last update of the comprehensive plan, and notify the state land planning agency by letter as to their determination. If changes are necessary, the letter should identify the specific changes in Chapter 163 the update will need to address. If the local government determines no changes are needed, then the letter should notify the agency of that determination.

The Department will be publishing a schedule for when these evaluations are due within 30 days of the legislation becoming effective. After the letter has been submitted, the local government will then have one year to prepare and transmit the amendments. Although only a

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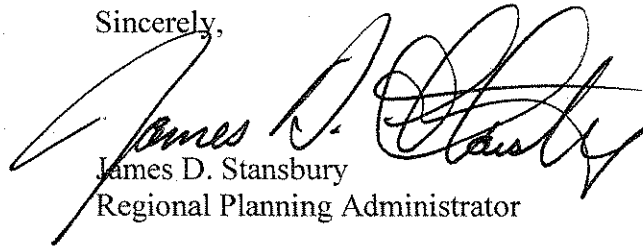
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letter is required, the legislation encourages local governments to comprehensively evaluate and, as necessary, update their comprehensive plan to reflect changes in local conditions.

Notwithstanding the Department's determination that the County's adopted EAR is sufficient with the current version of Section 163.3191, F.S., the County must provide the letter referenced in the proposed version of Section 163.3191(1), F.S., consistent with the schedule which will be published by the Department. The adopted EAR would provide some of the necessary analysis for that letter.

If you have any questions regarding this matter, please call Bill Pable, AICP, of my staff at (850) 922-1781.

Sincerely,



James D. Stansbury
Regional Planning Administrator

JDS/bp

Enclosures: Review Agency Comments

cc: Alina Hudak, County Manager, Miami-Dade County
Marc C. LaFerrier, AICP, Director, Miami-Dade County Planning Department
B. Jack Osterholt, Interim Executive Director, South Florida Regional Planning Council