

**COMMENTS FROM STATE AND REGIONAL REVIEWING AGENCIES ON THE PENDING  
OCTOBER 2011 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT  
MASTER PLAN FOR MIAMI-DADE COUNTY, FLORIDA  
(Amendment No. 12-2ESR)**

Comments Submitted By:

- Florida Department of Education, dated June 13, 2012
- Florida Department of Environmental Protection, dated June 21, 2012
- Florida Department of Agriculture and Consumer Services, dated June 27, 2012
- South Florida Water Management District, dated June 29, 2012
- Florida Department of Economic Opportunity, dated July 6, 2012
- Florida Department of Transportation, dated July 6, 2012
- South Florida Regional Planning Council, dated July 10, 2012 (only applicable pages included)

# FLORIDA DEPARTMENT OF EDUCATION

2012 JUN 22 P 4: 05



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Gerard Robinson  
Commissioner of Education



June 13, 2012

Mr. Mark Woerner, AICP, Assistant Director for Planning  
Miami-Dade County Regulatory  
and Environmental Resources Department  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128  
Via E-mail: [mwoerner@miamidade.gov](mailto:mwoerner@miamidade.gov)

Dear Mr. Woerner:

Re: Miami-Dade County 12-2 (Expedited State Review)

Thank you for the opportunity to review the Miami-Dade County 12-2ESR proposed amendment package, which the Florida Department of Education received on June 8, 2012. According to the department's responsibilities under Section 163.3184(3), Florida Statutes, I reviewed the amendment considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal includes three applications, each of which provides for increased residential densities. The data and analysis demonstrates coordination with the Miami-Dade County school district pursuant to the interlocal agreement. The district's analyses indicate that Application 1 has the potential to create a deficit of 17 elementary school level student stations, that school capacity in the area affected by Application 2 appears to be sufficient, and that Application 3 is vested due to the limit on residential development and dedication of a four-acre school site.

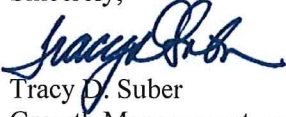
The amendment would be improved if revised to respond to the analysis of Application 1 by adopting a policy framework to address the effects of the proposed new residential program on public school facilities. Based on local needs and as supported by appropriate data and analysis, the framework could include policies to establish a residential development phasing plan, require dedication of a suitable site for future school development, or include a capital plan to correct anticipated school capacity deficiencies in phase with residential development. Alternately, the county may wish to consider a policy to cap the number of dwelling units at a level that can be supported with school capacity expected to be available to serve the area affected by the development.

THOMAS H. INSERRA  
DIRECTOR, OFFICE OF EDUCATIONAL FACILITIES

Mr. Mark Woerner, AICP  
June 13, 2012  
Page 2

Again, thank you for the opportunity to review and comment on the proposed amendments. If you have questions about this letter, or if I may be of assistance, please contact me at (850)245-9312 or [Tracy.Suber@fldoe.org](mailto:Tracy.Suber@fldoe.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Tracy Suber", is written over the printed name.

Tracy D. Suber  
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Ivan Rodriguez, Miami-Dade County Public Schools  
Mr. Bill Pable and Mr. James Stansbury, DEO



# Florida Department of Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

Rick Scott  
Governor

Jennifer Carroll  
Lt. Governor

Herschel T. Vinyard Jr.  
Secretary

2012 JUN 21 P 2:15  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

June 21, 2012

Mr. Mark R. Woerner  
Assistant Director for Planning  
Miami-Dade Sustainability Department  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128

**Re: Miami-Dade County 12-2ESR Proposed; Expedited Comprehensive Plan  
Amendment Review**

Dear Mr. Woerner:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment proposal under the procedures of Chapter 163, *Florida Statutes*. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; water and wastewater treatment; and, where applicable, the Everglades ecosystem.

Based on our review of the adopted amendment, the Department has found no provision that requires comment under laws that form the basis of the Department's jurisdiction. Thank you for the opportunity to comment on the proposed amendment package. Should you have any questions or require further assistance, please call me at (850) 245-2169.

Sincerely,

Chris Stahl  
Office of Intergovernmental Programs

/cjs

OCT 11 cycle

OFFICE OF THE COMMISSIONER  
(850) 488-3022



THE CAPITOL  
400 SOUTH MONROE STREET  
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
COMMISSIONER ADAM H. PUTNAM

2012 JUL -2 P 11: 56  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

June 27, 2012

VIA EMAIL (mwoerner@miamidade.gov)

Miami-Dade County Regulatory and Economic Resources Dept.  
Attn: Mark R. Woerner  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33125

Re: DACS Docket # -- 20120608-121-Miami-Dade  
Miami-Dade County Comprehensive Development Master Plan  
Submission dated May 31, 2012

Dear Mr. Woerner:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 8, 2012 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2291.

Sincerely,

A handwritten signature in black ink, appearing to read "Clay Martin".

Clay Martin  
Senior Policy Analyst  
Office of Policy and Budget

cc: Florida Department of Economic Opportunity  
(SLPA #: Miami-Dade County 12-2 ESR)





# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

2012 JUL -5 P 4: 34

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

Mr. Jack Osterholt, Deputy Mayor  
Miami-Dade County  
Office of the Mayor  
111 N.W. First Street, 29th Floor  
Miami, Florida 33128-1930

Dear Mr. Osterhoit:

**Subject:** Miami-Dade County, Department of Economic Opportunity #12-2ESR  
Comments on Proposed Comprehensive Plan Amendment Package

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by Miami-Dade County (County). The package includes two proposed Land Use Plan Map amendments and one Land Use Element text amendment. There appear to be no regionally significant water resource issues; therefore, the District forwards no comments on the proposed amendment package.

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Once the amendment is adopted, please forward a copy to the District. For assistance or additional information, please contact Terry Manning, Planning and Policy Analyst, at (561) 682-6779 or [tmanning@sfwmd.gov](mailto:tmanning@sfwmd.gov).

Sincerely,



Rod A. Braun  
Director  
Office of Intergovernmental Programs

RB/tm

c: Ray Eubanks, DEO  
Rachel Kalin, SFRPC  
Terry Manning, SFWMD  
James Stansbury, DEO  
Mark Woerner, Miami-Dade County



Rick Scott  
GOVERNOR



FLORIDA DEPARTMENT of  
ECONOMIC OPPORTUNITY

Hunting F. Deutsch  
EXECUTIVE DIRECTOR  
2012 JUL -9 P 2:56

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

July 6, 2012

The Honorable Carlos A. Gimenez  
Mayor, Miami-Dade County  
Stephen P. Clark Center  
111 NW 1<sup>st</sup> Street  
Miami, Florida 33128

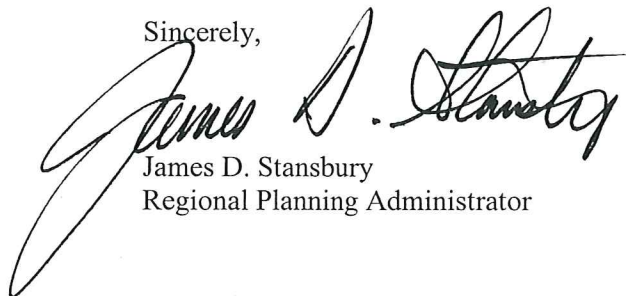
Dear Mayor Gimenez:

The State Land Planning Agency has completed its review of the proposed comprehensive plan amendment for Miami-Dade County (Amendment No. 12-2ESR), which was received on June 8, 2012. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Agency's authorized scope of review that will be adversely impacted by the amendment if adopted. The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Bill Pable, AICP, at (850) 717-8534, or by email at [bill.pable@deo.myflorida.com](mailto:bill.pable@deo.myflorida.com).

Sincerely,



James D. Stansbury  
Regional Planning Administrator

JDS/bp

Enclosure(s): Procedures for Adoption

cc: Mark Woerner, AICP, Assistant Director of Planning, Miami-Dade County  
James F. Murley, Executive Director, South Florida Regional Planning Council

Florida Department of Economic Opportunity The Caldwell Building 107 E. Madison Street Tallahassee, FL 32399-4120  
866.FLA.2345 850.245.7105 850.921.3223 Fax [www.FloridaJobs.org](http://www.FloridaJobs.org) [www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

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**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.



**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



RICK SCOTT  
GOVERNOR

*Florida Department of Transportation*

1000 NW 111 Avenue  
Miami, Florida 33172-5800

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ANANTH PRASAD, P.E.  
METRO SECRETARY PLANNING & ZONING SECT

July 6, 2012

Mark Woerner, AICP  
Assistant Director for Planning  
Miami-Dade County Regulatory and Economic Resources Department  
Stephen P. Clark Center  
111 NW 1st Street, 12th Floor  
Miami, FL 33128

**Subject: Comments for the Proposed Comprehensive Plan Amendments,  
Miami-Dade County, DEO #12-2ESR**


Dear Mr. Woerner:

The Florida Department of transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendments, Miami-Dade County, DEO #12-2ESR*. The District has reviewed the amendment package per *Chapter 163 Florida Statutes* and offers the comments below. Please contact Ken Jeffries at 305-470-5445 if you have any questions concerning our response.

- For the Rosal amendment, it is recommended that Miami-Dade County add the proposed SR 924 improvement to the five-year schedule of capital improvements in the Capital Improvements Element. The County should denote the project as "funded" or "unfunded" and prioritize it in accordance with 163.3177(3)(a), F.S. Improvements needed to achieve adopted LOS standards should be included in the five-year schedule even if the projects are privately funded. The Transportation Map series should also be updated to include the SR 924 improvement.
- For both the Rosal and the RAM Development Company amendments, the Department's review is contingent on Miami-Dade County's adoption of the proposed Declarations of Restrictions into the Land Use Element. The Department has contacted Miami-Dade County to discuss this and is comfortable with the intent of the County to include the agreements in the comprehensive plan.
- Miami-Dade County should consider revising its comprehensive plan to include maximum floor area ratios and similar standards in its land use descriptions. Per 163.3177(1), F.S., comprehensive plans "shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and land use regulations."

July 6, 2012  
Page 2 of 2

Sincerely,

  
for

Phil Steinmiller  
District Planning Manager

Cc: Harold Desdunes, P.E., Florida Department of Transportation, District 6  
Aileen Boucle, AICP, Florida Department of Transportation, District 6  
Ray Eubanks, Department of Economic Opportunity

## **Rowe, Garrett A. (RER)**

---

**From:** Kathe Lerch [klerch@sfrpc.com]  
**Sent:** Tuesday, July 10, 2012 9:24 AM  
**To:** ydelacruz@cityofhialeahgardens.com; mgonzalez@cityofhialeahgardens.org; jerry@belldavid.com; worthingtonp@ci.marathon.fl.us; garrettg@ci.marathon.fl.us; Mayor; Osterholt, Jack (Office of the Mayor); Rowe, Garrett A. (RER); Woerner, Mark (RER)  
**Cc:** DCPexternalagencycomments@deo.myflorida.com; Rachel Kalin  
**Subject:** Review of the SFRPC Agenda # III.D for July 9, 2012. PROPOSED: City of Hialeah Gardens, SLPA #12-1ESR; City of Marathon, SLPA #12-1ACSC; Miami-Dade County, SLPA #12-2ESR;  
**Attachments:** Agenda July12\_IIID.pdf

At the July 9, 2012 meeting, the South Florida Regional Planning Council approved the attached report. Should you have any questions, contact Rachel Kalin of Council staff, (954) 985-4416 or [rkalin@sfrpc.com](mailto:rkalin@sfrpc.com).

### **PROPOSED AMENDMENTS**

#### **SLPA #12-1ESR, SFRPC Agenda Item #III.D; City of Hialeah Gardens**

Mayor CC

*Yioiset De La Cruz      Mirtha Gonzalez/Jerry Bell*

[ydelacruz@cityofhialeahgardens.com](mailto:ydelacruz@cityofhialeahgardens.com); [mgonzalez@cityofhialeahgardens.org](mailto:mgonzalez@cityofhialeahgardens.org); [jerry@belldavid.com](mailto:jerry@belldavid.com)

#### **SLPA #12-1ACSC SFRPC Agenda # III.D; City of Marathon**

Mayor CC

*Pete Worthington      George Garrett*

[worthingtonp@ci.marathon.fl.us](mailto:worthingtonp@ci.marathon.fl.us); [garrettg@ci.marathon.fl.us](mailto:garrettg@ci.marathon.fl.us)

#### **SLPA #12-2ESR, SFRPC Agenda Item #III.D; Miami-Dade County**

Mayor CC

*Carlos Gimenez    Garrett Rowe, Mark Woerner*

[mayor@miamidade.gov](mailto:mayor@miamidade.gov); [josterholt@miamidade.gov](mailto:josterholt@miamidade.gov); [rowega@miamidade.gov](mailto:rowega@miamidade.gov); [mwoerner@miamidade.gov](mailto:mwoerner@miamidade.gov);





# MEMORANDUM

AGENDA ITEM #III.D

DATE: JULY 9, 2012

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED  
AMENDMENT CONSENT AGENDA

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Staff analysis confirms that the proposed and/or adopted amendments identified in the Table below are generally consistent with and supportive of the Goals and Policies of the *SRPP*. Attached are the separate amendment review forms that will be sent to the local government and State Land Planning Agency.

Local Government and Plan Amendment Number	Proposed	Adopted*	Attachment	Proposed Council Review Date and Consistency Finding*	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Hialeah Gardens #12-1ESR	✓	N/A	1	N/A	5/1/12	5-0
Miami-Dade County #12-2ESR	✓	N/A	2	N/A	5/16/12	12-0
Marathon #12-1ACSC	✓	N/A	3	N/A	6/12/12	5-0
Coconut Creek #12-2ESR	N/A	✓	4	12/5/11 Consistent	5/24/12	4-0
Monroe County #12-1ACSC	N/A	✓	5	2/6/12 Consistent	5/22/12	5-0

\*If adopted the proposed Council Review Date and Consistency Finding is shown in Column 5;

\*\*The amendment is not required to be reviewed at transmittal.; N/A: not applicable

### **Recommendation**

**Find the adopted plan amendments from the local governments of Coconut Creek, Hialeah Gardens, Marathon, Miami-Dade County, and Monroe County generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.**

## Attachment 2

### FLORIDA REGIONAL COUNCILS ASSOCIATION LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.D; July 9, 2012.

Local Government Amendment Number: Miami-Dade County proposed #12-2ESR.

Date Comments due to Local Government: July 6, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 6, 2012.

*Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.*

#### DESCRIPTION OF AMENDMENT

The proposed amendment package contains three applications and consists of a Future Land Use Map and Land Use Element text amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP).

**Application 1** would change approximately 1.96 acres of land from Parks and Recreation and Low-Medium Density Residential to Industrial and Office and Business and Office. The site is located between NW 22<sup>nd</sup> Avenue and NW 27<sup>th</sup> Avenue, and between NW 132<sup>nd</sup> Street and NW 107<sup>th</sup> Street; bisected by NW 119<sup>th</sup> Street (Gratigny Parkway). The site is vacant and formerly a golf course. Surrounding existing uses are single-family Residential to the north, east, and south; Institutional to the south; and single- and multi-family Residential and Commercial to the west. This application would also revise the Restrictions Table in the Land Use Element to include a proffered Declaration of Restrictions, limiting retail and services uses to 400,000 square feet and office, light-industrial, warehouse and flex space uses to 1,600,000 square feet. The proposed changes would allow business, office and industrial uses on the site.

**Application 2** would remove the current Declaration of Restrictions that prohibits residential development from the Restrictions Table in the Land Use Element for a 42.0 acre property, located south of SW 88<sup>th</sup> Street/Kendall Drive and west of SW 167<sup>th</sup> Avenue. The site is currently designated Business and Office, which allows residential uses but the proffered covenant restricts residential development. Since the covenant was originally proffered, there is a projected need for residential development, which has been estimated by County staff. The proposed removal of the covenant would allow for mixed-use development on the site.

**Application 3** would change approximately 141.57 acres of land from Low-Medium Density Residential to Business and Office. The site is located on the southwest corner of SW 124<sup>th</sup> Avenue and Southwest 152<sup>nd</sup> Street. The site is mostly vacant land, with the existing land uses of Residential to the north, retail and Institutional to the east, U.S. government properties to the south and Natural Forest Community to the west. The planned uses include Residential to the north and south, and Institutions, Utilities and Communications, Zoo Miami Entertainment District and Environmentally Protected Parks to the east, south, and west. Additionally, the application would revise the existing Declaration of Restrictions in the Land Use Element from 1200 to 900 residential dwelling units to allow for a greater mix of non-residential uses; and define commercial intensities.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the text or map amendments.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.**

**Not Applicable.**

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.**

**Not Applicable**