



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

1000 NW 111 Avenue  
Miami, Florida 33172-5800

2013 FEB 11 A 8:38  
ANANTH PRASAD, P.E.  
SECRETARY  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

February 8, 2013

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 #13-1ESR**

Dear Mr. Woerner:

The Florida Department of Transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendments, Miami-Dade County #13-1ESR*. The District has reviewed the amendment package per *Chapter 163 Florida Statutes* and has found no impacts to transportation resources and facilities of state importance. Please contact Ken Jeffries at 305-470-5445 if you have any questions concerning our response.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Steinmiller".

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

APRIL 2012  
STANDARD App.

# FLORIDA DEPARTMENT OF EDUCATION



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2013 JAN 16 A 8:30  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

Dr. Tony Bennett  
Commissioner of Education



January 16, 2013

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 13-1 (Expedited State Review)

Thank you for the opportunity to review the Miami-Dade County 13-1ESR proposed amendment package, which the Florida Department of Education received on January 11, 2013. 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 package includes a future land use map amendment and a text amendment, both of which relate to nonresidential uses and which do not appear to affect public school facilities or sites. Therefore, I offer no comment.

Again, thank you for the opportunity to review the proposed amendment. 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 black ink that reads "Tracy Suber".

Tracy C. Suber  
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Ivan Rodriguez, Miami-Dade County School District  
Mssrs. James Stansbury and Bill Pable, DEO/State Land Planning Agency

THOMAS H. INSERRA  
DIRECTOR, OFFICE OF EDUCATIONAL FACILITIES

325 W. GAINES STREET • SUITE 1014 • TALLAHASSEE, FLORIDA 32399-0400 • (850) 245-0494 • FAX (850) 245-9304  
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**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

February 12, 2013

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

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 13-1ESR Proposed; Expedited Comprehensive Plan  
Amendment Review**

Dear Mr. Woerner:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (DEP) has reviewed the above-referenced amendment proposal under the procedures of Chapter 163, *Florida Statutes (F.S.)*. 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 proposed amendment, the Department has found no provision that requires comment under the laws that form the basis of the Department's jurisdiction.

Sincerely,

Chris Stahl  
Office of Intergovernmental Programs

/cjs

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

2013 JAN 30 7 10 34  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

January 30, 2013

VIA EMAIL (mwoerner@miamidade.gov)

Miami-Dade Regulatory and Economic  
Resource Department  
Attn: Mark R. Woerner  
111 N.W. First Street, 29<sup>th</sup> Floor  
Miami, Florida 33128-1930

Re: DACS Docket # -- 20130114-195  
Miami-Dade County CDMP Amendments  
Submission dated December 21, 2012

Dear Mr. Woerner:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on January 14, 2013 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 850-410-2287.

Sincerely,

A handwritten signature in black ink, appearing to read "Reid Cunningham".

Reid Cunningham  
Senior Management Analyst  
Office of Policy and Budget

cc: Florida Department of Economic Opportunity  
(SLPA #: Miami-Dade County 13-1 ESR)



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

February 6, 2013

2013 FEB -7 P 3: 51

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

Mr. Jack Osterholt  
Deputy Mayor/Director  
Miami-Dade County  
Regulatory and Economic Resources Department  
111 N.W. First Street, 29<sup>th</sup> Floor  
Miami, Florida 33128-1930

Dear Mr. Osterholt:

**Subject: Miami-Dade County, Department of Economic Opportunity #13-1ESR  
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 amendment package includes one Future Land Use Map and two Future Land Use Element text amendments. 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. Please forward a copy of adopted amendments 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,

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

Rod A. Braun  
Director  
Office of Intergovernmental Programs

RAB/tm

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



2013 FEB -6 P 4: 52

# MEMORANDUM

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

AGENDA ITEM #III.D

DATE: FEBRUARY 4, 2013

TO: COUNCIL MEMBERS

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*	Attach-ment	Proposed Council Review Date and Consistency Finding*	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Hallandale Beach #12-1ESR	N/A	✓	1	10/1/12 Consistent	12/18/12	5-0
Miami-Dade County #12-2ESR(b)	N/A	✓	2	7/9/12 Consistent	12/4/12	9-2
Miami-Dade County #13-1ESR	✓	N/A	3	N/A	11/27/12	9-0
Pinecrest #12-1ESR	N/A	✓	4	8/6/12 Consistent	12/11/12	4-0

\*\*The State Land Planning Agency determined the amendment would be processed as adopted.

## Recommendation

Find the proposed and adopted plan amendments from the local governments of Hallandale Beach, Miami-Dade County, and Pinecrest 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 1

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

South Florida Regional Planning Council Agenda Item and Date: III.D; February 4, 2013.

Local Government Amendment Number: City of Hallandale Beach adopted #12-1ESR.

Date Comments due to Local Government: February 6, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to February 6, 2013.

*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 adopted amendment changes text within the Future Land Use Element (FLUE) for consistency with the Broward County Land Use Plan to achieve recertification of the City's Comprehensive Plan. The changes adopt by cross-reference certain Goals, Objectives, and Policies within other Elements of the Plan into the FLUE; include minor revisions to the Commercial Recreation, Historical, and Hallandale Beach Regional Activity Center land use categories; and eliminate out-dated flexibility zone tables.

No additional changes were made between transmittal and adoption. No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

**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.

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; February 4, 2013.

Local Government Amendment Number: Miami-Dade County adopted #12-2ESR(b)

Date Comments due to Local Government: February 8, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to February 8, 2013.

*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 adopted amendment package contains one of three applications that are part of the State Land Planning Agency assigned amendment number #12-2ESR, originally transmitted and reviewed at the December Council Meeting. However, Application 1 was deferred by the Board of County Commissioners and has since been transmitted to the Council for review. Application 1 consists of a Future Land Use Map and Land Use Element text amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP).

**County Application 1**

This Future Land Use Map amendment changes approximately 196 gross 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, formerly a golf course. The application revises 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 change would allow business, office and industrial uses on the site.

Additional changes were made between transmittal and adoption, including acceptance of additional changes to the proffered Declaration of Restrictions to make improvements to NW 119<sup>th</sup> Street and amend the Capital Improvements Element to reflect the planned roadway improvement. No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

**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.

Attachment 3

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

South Florida Regional Planning Council Agenda Item and Date: III.D; February 4, 2013.

Local Government Amendment Number: **Miami-Dade County proposed #13-1ESR.**

Date Comments due to Local Government: February 9, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to February 9, 2013.

*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 one Future Land Use Map and one Future Land Use text amendment to the County's Comprehensive Development Master Plan.

**County Application 2, Map Amendment | Pan American Coral Terrace, LTD.**

This map amendment would change the future land use from "Business and Office and Industrial and Office" to "Business and Office" for approximately 20 gross acres of land, located on the south side of SW 24<sup>th</sup> Street, between SW 69<sup>th</sup> Court and SW 71<sup>st</sup> Avenue.

The site is located in the County's Urban Infill Area (UIA) and has been vacant for over 13 years. According to the County staff report, the amendment presents an opportunity for infill development and the requested land use designation changes would be consistent with the surrounding area. Surrounding planned uses include "Business and Office" to the north, and "Industrial and Office" to the east, south, and west. The surrounding existing uses are commercial and retail development to the north, and multi-family residential, light industrial and commercial to the east, south and west. This application would also revise the Restrictions Table in the Land Use Element to include a proffered Declaration of Restrictions, prohibiting residential development and limiting the site to a maximum 200,000 square feet of development. In addition, because the site has records of environmental contamination from previous operations, the Applicant has entered into a Consent Agreement with the County to undergo contamination remediation prior to development of the site.

**County Application 4, Text Amendment | FIR Investment, Corp.**

This text amendment would revise the "Open Land Subarea 1 (Snake-Biscayne Canal Basin) to allow the currently prohibited activity of truck washing at commercial vehicle storage facilities within the subarea. Some of the conditions that must be met in order to engage in truck washing include the property is not located within 500 feet of a body of water, the washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resource Management, washing shall only be conducted in a fully enclosed building, and facilities shall be subject to quarterly groundwater quality monitoring. The Miami-Dade County Board of County Commissioners transmitted the amendment with the conditions that the Applicant obtain all required permits from its Environmental Resources Management Division prior to commencing operations.

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.

The Council requests the local government please send a copy of the adopted version of the amendment.

Attachment 4

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

South Florida Regional Planning Council Agenda Item and Date: III.D; January 7, 2013.

Local Government Amendment Number: Village of Pinecrest adopted #12-1ESR.

Date Comments due to Local Government: January 20, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to January 20, 2013 with final Council Action on February 4, 2013.

*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 adopted amendment package consists of text changes to the Future Land Use, Public Facilities, Conservation, Intergovernmental Coordination, and Capital Improvements Elements to fulfill water supply planning requirements pursuant to Florida Statutes, Chapter 163, Part II.

New Policies require coordination of the Village's water supply with future land use planning and to coordinate planning efforts with Miami-Dade County Water and Sewer Department (WASD) and the South Florida Water Management District; establish concurrency management for potable water and sanitary sewer; and provide direction for water conservation. The amendment also incorporates a Ten-Year Water Supply Facilities Work Plan, which provides the data, inventory, and analysis needed to support the new Policies. The Village receives potable water from WASD.

Minor changes were made between transmittal and adoption in response to comments raised by Miami-Dade County. For example, the Level of Service standards for sanitary sewer and potable water were corrected; the Village is now required to comply with County indoor water efficiency techniques; and updated statistical data was included in the package. No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

**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