

Rick Scott
GOVERNOR



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Jesse Panuccio
EXECUTIVE DIRECTOR

2014 MAY 27 A 10:33

May 20, 2014 PLANNING & ZONING
METROPOLITAN PLANNING SECT

The Honorable Carlos A. Gimenez
Mayor, Miami-Dade County
111 N.W. 1st Street
Miami, Florida 33128

Dear Mayor Gimenez:

The Department of Economic Opportunity has completed its review of the comprehensive plan amendment adopted by Miami-Dade County on March 5, 2014 (Amendment No. 14-1ESR). We have reviewed the amendment in accordance with the expedited state review process set forth in Sections 163.3184(2), (3) and (5), Florida Statutes (F.S.), and have identified no provision that necessitates a challenge of the Ordinance adopting the amendment.

If this plan amendment is not challenged by an affected person, the amendment will become effective 31 days after the Department of Economic Opportunity notified the local government that the plan amendment package was complete. If this plan amendment is challenged by an affected person, the amendment will not become effective until the Department of Economic Opportunity or the Administration Commission enters a final order determining the amendment to be "In Compliance." No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before it has become effective.

We appreciate the opportunity to work with the County staff in the review of the amendment. If you have any questions related to this review, please contact Bill Pable, AICP, at (850) 717-8534, or by email at bill.pable@deo.myflorida.com.

Sincerely,

Ana Richmond, Chief
Bureau of Community Planning

AR/bp

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

OFFICE OF THE COMMISSIONER
(850) 617-7700



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

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

2014 MAY 12 PM 11:11
PLANNING & ZONING
METROPOLITAN PLANNING SECT

May 12, 2014

VIA EMAIL (mwoerner@miamidade.gov)

Department of Regulatory and Economic Resources
Attn: Mark R. Woerner
111 NW 1st Street, 12th Floor
Miami, Florida 33128

Re: DACS Docket # -- 20140418-380
Miami-Dade County CDMP
Submission dated April 9, 2014

Dear Mr. Woerner:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on April 18, 2014, 2014 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 850-410-2289.

Sincerely,

A handwritten signature in black ink that reads "Stormie Knight".

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Miami-Dade County 14-1 ESR)

FLORIDA DEPARTMENT OF EDUCATION



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2014 JAN 10 A 8:39
PLANNING & ZONING
METROPOLITAN PLANNING SECT

Pam Stewart
Commissioner of Education

January 9, 2014

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

Dear Mr. Woerner:

Re: Miami-Dade County 14-1 (Expedited State Review)

Thank you for the opportunity to review the Miami-Dade County 14-1 ESR proposed amendment package, which the Florida Department of Education received on December 17, 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 relates to applications 2, 3, 4, 5, and 7. Only applications 3 and 7 have the potential to increase demands on public school facilities. According to the data and analysis provided, the affected or adjacent schools have sufficient capacity to support application 3 and application 7 is vested for school concurrency. Because the amendment does not appear to have the potential to adversely affect public school facilities, 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy D. Suber".

Tracy D. 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

Pass, Shirley (RER)

From: Woerner, Mark (RER)
Sent: Wednesday, April 30, 2014 1:16 PM
To: Rowe, Garrett A. (RER); Pass, Shirley (RER); Somoza, Napoleon (RER)
Subject: FW: Miami-Dade County 14-1ESR – Adopted

Adopted May cycle amendment applications, DEP review.

Mark R. Woerner, AICP
Assistant Director for Planning
Planning Division
Miami-Dade County Department of Regulatory and Economic Resources
305-375-2835
"Delivering Excellence Every Day"

2014 APR 30 P 2:08
PLANNING & ZONING
METROPOLITAN PLANNING SECT

From: Stahl, Chris [mailto:Chris.Stahl@dep.state.fl.us]
Sent: Wednesday, April 30, 2014 11:11 AM
To: Woerner, Mark (RER)
Cc: Craig, Kae; DEO Agency Comments
Subject: Miami-Dade County 14-1ESR – Adopted

To: Mark Woerner, Assistant Director of Planning

Re: Miami-Dade County 14-1ESR – Review of Adopted Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions 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; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that would result in adverse impacts to important state resources subject to the Department's jurisdiction. Please feel free to contact me with any questions.

Christopher Stahl
DEP Office of Intergovernmental Programs
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000
(850) 245-2169 office

Thank you!
cjs





Florida Department of Transportation

1000 NW 111 Avenue
Miami, Florida 33172-5800

RICK SCOTT
GOVERNOR

3041 JAN 15 A 9:08
ANANTH PRASAD, P.E.
SECRETARY
PLANNING & ZONING
METROPOLITAN PLANNING SECT

January 14, 2014

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

**Subject: Comments for the Proposed Comprehensive Plan Amendment,
Miami-Dade County #14-1ESR**

Dear Mr. Woerner:

The Florida Department of Transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendment, Miami-Dade County #14-1ESR*. The District has reviewed the amendment package per *Chapter 163 Florida Statutes* and has found no adverse impacts to transportation resources and facilities of state importance.

It should be noted that Applications No. 4 and No. 5 will, in combination, have a significant impact on SR 825/SW 137 Avenue north of SR 90/SW 8 Street. The additional potential traffic generated by these two Applications will utilize the majority of the excess capacity along the corridor providing minimal reserve capacity for future growth. The intersection of SR 825/SW 137 Avenue and SR/90SW 8 Street is currently experiencing congestion as it operates below LOS D under peak conditions per a recent traffic operations study. The additional traffic from these applications will further degrade intersection operations. Also, note that vehicular access connections to these proposed application sites will need to be reviewed and permitted by the FDOT District Six Permits Office.

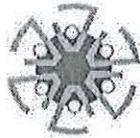
Please contact Ken Jeffries at 305-470-5445 if you have any questions concerning our response.

Sincerely,

A handwritten signature in blue ink that reads "Phil Steinmiller". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

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



2014 JAN -7 P 2:51

MEMORANDUM

PLANNING & ZONING
METROPOLITAN PLANNING SECT.
AGENDA ITEM # III.E

DATE: JANUARY 6, 2014
TO: COUNCILMEMBERS
FROM: STAFF
SUBJECT: REGIONAL ISSUES: COMPREHENSIVE PLAN AMENDMENT REVIEWS

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.

Council staff has identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the following map and text amendments:

Local Government and Plan Amendment Number	Proposed	Adopted	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County 14-1ESR*	√	N/A	N/A	12/10/2013	TBP
Parkland 13-1ESR*	√	N/A	N/A	TBP	TBP

*: Contains LUPA for Parkland (PC 13-13)

TBP: To be provided

According to the City's application package:

House Bill 1315 (2007) approved the transfer of a 1,949 acre wedge shaped property ("The Wedge") located between County Line and Loxahatchee Road from Palm Beach County to Broward County and approved the annexation of a 684 acres located in the wedge shaped property into the City of Parkland. House Bill 1315 specifies that the Palm Beach County land use plan and zoning designations in The Wedge shall continue until the applicable local government change those designations. The Amendment Site is designated Rural Residential -10 (Palm Beach County) on the Broward County Future Land Use Map, which allows one (1) dwelling unit per 10 acres.

It is the City's intent that all the parcels within The Wedge eventually annex from Broward County into the City, that the parcels develop in a manner compatible with the existing Parkland community to be able to meet the needs of the current and future City population, and that adequate infrastructure is provided to promote the health, safety and welfare of the City's residents.

In 2011, seven (7) additional parcels located in The Wedge annexed to the City of Parkland effective September 15, 2012. The parcels commonly known as Dollyland, Salta, Misty Meadows, and Palm Beach Farms, totaling 180 gross acres, were among the parcels that annexed to the City effective September 15, 2012. The Amendment Site has been referenced as Parkland Royale. (A map of the amendment site is included as Exhibit A)

According to the Broward County Planning Council:

The applicant has submitted a draft Declaration of Restrictive Covenants which restricts the proposed amendment site to 538 single-family dwelling units for persons 55 years and older. Based on the restriction and alternative traffic analysis, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 159 p.m. peak hour trips.

Distribution of the projected additional p.m. peak hour trips as restricted indicates that the proposed amendment is still projected to adversely impact the operating conditions of the regional transportation network, indicating an adverse impact to one (1) affected roadway segment, consisting of Loxahatchee Road between its western extent at Levee 36 and Hillsboro Boulevard.

The Applicant has advised the Broward County Planning Council of its concerns with the methodology used to assess impacts to Loxahatchee Road near the amendment site.

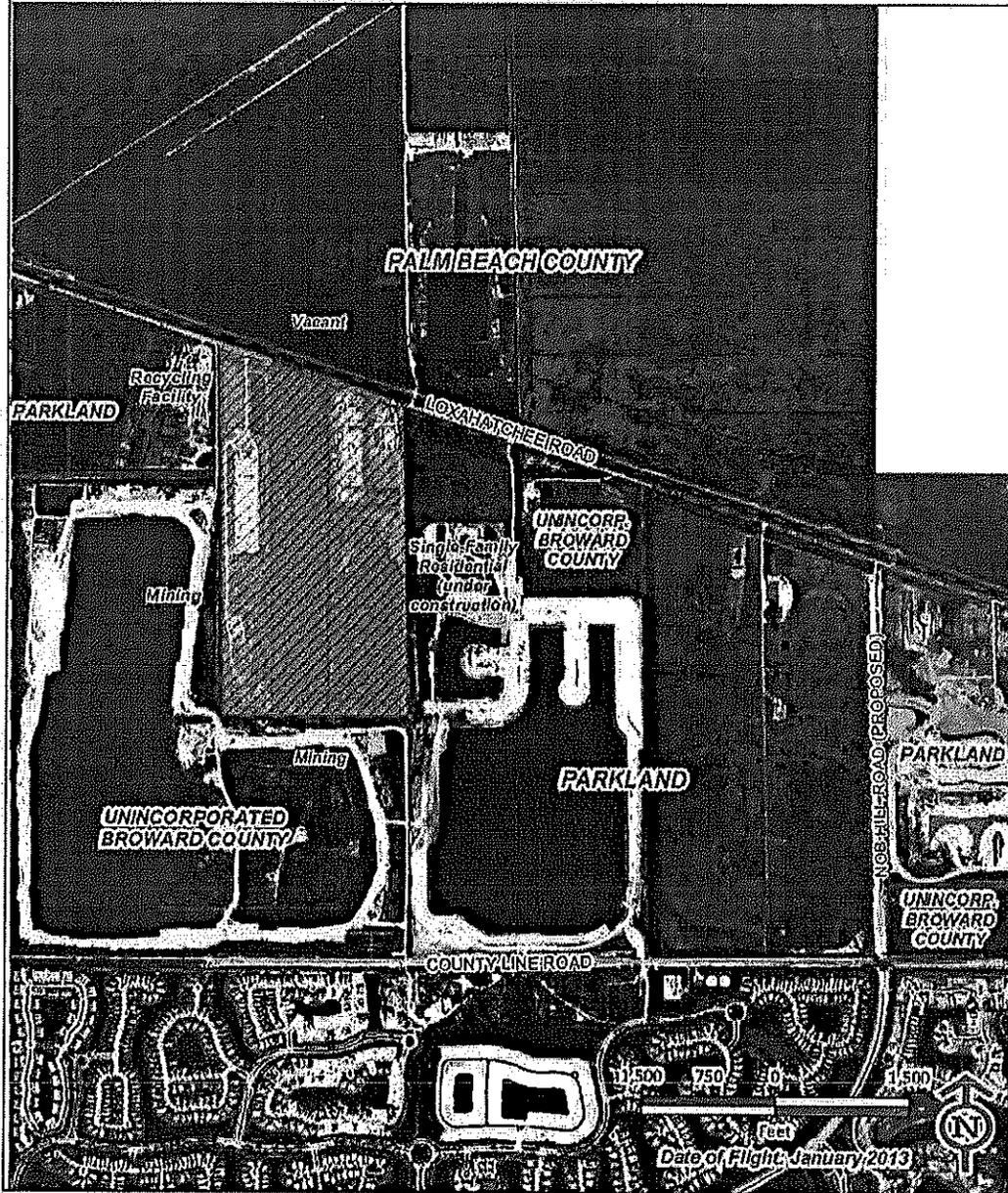
Staff analysis indicates there are unresolved agency concerns regarding potential impacts to the regional transportation network. Staff contacted the City of Parkland. Parkland staff has committed to work with the Broward County Planning Council and other transportation agencies such as Florida Department of Transportation, District IV, and Broward Metropolitan Planning Organization to resolve concerns about potential regional transportation impacts prior to the amendment being considered for adoption. SFRPC staff is prepared to assist the City and its partners, as needed, to address the unresolved concerns regarding potential impacts to the regional transportation network.

Recommendation

Find the proposed plan amendments from the local governments listed in the table above generally inconsistent 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.

Exhibit A Site Location

MAP 1
AERIAL PHOTOGRAPH
AMENDMENT PC 13-13





SOUTH FLORIDA WATER MANAGEMENT DISTRICT

2014 JAN -8 P 3:19

PLANNING & ZONING
METROPOLITAN PLANNING SECT

January 8, 2014

Mr. Jack Osterholt, Deputy Mayor/Director
Miami-Dade County
Regulatory and Economic Resources Department
111 N.W. First Street, 12th Floor
Miami, FL 33128-1930

**Subject: Miami-Dade County, DEO #14-1ESR
Comments on Proposed Comprehensive Plan Amendment Package**

Dear Mr. Osterholt:

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 consists of five privately initiated map and text amendments to the Land Use Element of the County's Comprehensive Development Master Plan. 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.

Sincerely,

A handwritten signature in black ink that reads "De Powell".

Dean Powell
Water Supply Bureau Chief

DP/tm

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