

Rick Scott  
GOVERNOR



Nov. 2013  
CYCLE

Jesse Panuccio  
EXECUTIVE DIRECTOR

November 17, 2014 2014 NOV 26 A 10:39

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

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 Department of Economic Opportunity has completed its review of the comprehensive plan amendment adopted by Miami-Dade County on October 9, 2014 (Amendment No. 14-3ESR). 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](mailto:bill.pable@deo.myflorida.com).

Sincerely,

Ana Richmond, Chief  
Bureau of Community Planning

AR/bp

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

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**From:** Woerner, Mark (RER)  
**Sent:** Tuesday, July 01, 2014 3:40 PM  
**To:** Pass, Shirley (RER); Somoza, Napoleon (RER); Rowe, Garrett A. (RER)  
**Subject:** FW: Miami-Dade 14-3ESR – Proposed

2014 JUL -1 P 4: 03  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

See comments below

**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"*

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**From:** Stahl, Chris [mailto:Chris.Stahl@dep.state.fl.us]  
**Sent:** Tuesday, July 01, 2014 3:32 PM  
**To:** Woerner, Mark (RER)  
**Cc:** Craig, Kae; DEO Agency Comments  
**Subject:** Miami-Dade 14-3ESR – Proposed

To: Mark Woerner, Assistant Director

Re: Miami-Dade 14-3ESR – Expedited Review of Proposed 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, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please feel free to contact me with any questions.

Chris Stahl  
Office of Intergovernmental Programs  
Florida Department of Environmental Protection  
3900 Commonwealth Blvd., MS 47  
Tallahassee, FL 32399-3000  
(850) 245-2169





*Florida Department of Transportation*

1000 NW 111 Avenue  
Miami, Florida 33172-5800

RICK SCOTT  
GOVERNOR

2014 JUL 10 P 12:27  
ANANTH PRASAD, P.E.  
SECRETARY  
FLORIDA DEPARTMENT OF  
METROPOLITAN PLANNING SECT

July 8, 2014

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

**Subject: Comments for the Proposed Comprehensive Plan Amendment, Miami-Dade County #14-3ESR**

Dear Mr. Woerner:

The Florida Department of Transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendment, Miami-Dade County #14-3ESR*. 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 the Application No. 3 site will have direct access to SR 847/NW 47 Avenue. A Project Development and Environment (PD&E) Study is currently underway and recommends widening of this corridor from Premier Parkway in Broward County to SR 860/NW 183 St/Miami Gardens Drive from a two (2) lane undivided facility to four (4) lane divided roadway. Construction for this project is currently included in our work program for fiscal year 2018.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth Jeffries".

Kenneth Jeffries  
Transportation Planner

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

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 JUL 16 P 12:02  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

June 14, 2014

VIA EMAIL (mwoerner@miamidade.gov)

Miami/Dade Department of Regulatory  
And Economic Resources  
Attn: Mark R. Woerner  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128

Re: DACS Docket # -- 20140624-421  
Miami/Dade County CDMP  
Submission dated June 10, 2014

Dear Mr. Woerner:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 24, 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 14-3 ESR)



# MEMORANDUM

AGENDA ITEM # III.D

DATE: NOVEMBER 3, 2014

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.

Council staff has not 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 14-7ESR (received 09-29-14)	N/A	√	11/03/2014	09/23/2014	Unanimous
Amendment to the Broward County Land Use Plan for the City of Miramar and Pembroke Pines changes from 477.0 acres of irregular (4.62) residential within a "dashed-line area" and 8.0 acres of commercial within a "dashed-line area" to irregular (4.95) residential in the City of Miramar. This also changes from office park to medium-high (25) residential in the City of Pembroke Pines.					
Broward County 14-9ESR (received 09-29-14)	√	N/A	11/03/2014	09/23/2014	Unanimous
Amendments to the Broward County Comprehensive Plan addresses existing and projected water supply needs and facilities for a 10 year planning period for the unincorporated area and the incorporated areas served by Broward County utilities including portions of Deerfield Beach, Pompano Beach, Lauderdale Lakes, Dania Beach, Pembroke Pines, West Park and Pembroke Park.					

Miami-Dade County 14-3ESR (received 10-27-14)	N/A	√	11/03/2014	10/09/2014	TBP
Amendments #3 and #4 were proposed by County to allow change from Institutional uses to Business and Office (#3) to allow for a future R.F.P. and to designate expanded park areas (#4). Two text amendments allow for expanded wineries (#5) in agricultural areas and correct scribner's error (#6).					
Monroe County 14-2 ACSC (received 10-27-14)	√	N/A	11/03/2014	10/17/2014	TBP
This proposed amendment creates Policy 202.8.6 of the Monroe County Year 2010 Comprehensive Plan allowing the implementation of canal restoration projects to improve the water quality in artificial canals.					
City of Aventura 14-1ER (received 10-27-14)	N/A	√	11/03/2014	10/07/2014	TBP
The City responded to FDEO objections by defining Coastal High Hazard areas and applicable maps and specifying the Plan's 2025 planning horizon. The City also made changes to Wetland references in regards to comments from Miami-Dade County.					
City of Coral Springs 14-1ER (received 10-06-14)	√	N/A	11/03/2014	08/25/2014	TBP
This amendment to the approved Comprehensive Plan includes the Evaluation and Appraisal Report based amendments and general updates to the Future Land Use, Transportation, Conservation, Housing, Intergovernmental Coordination, Public School Facilities, Solid Waste and Sanitary Water Elements and revisions to the Comp Plan Map Series to maintain consistency with City, Regional and State Regulations.					
City of Doral 14-4ESR (received 10-06-14)	√	N/A	11/03/2014	09/17/2014	TBP
This large scale future land use amendment to the City's Comprehensive Development Master Plan (CDMP), Future Land Use Map from Moderate Density Residential and Low Density Residential to Public Parks and Recreation so that these park sites can have the correct land use and zoning designations.					
Islamorada, Village of Islands 14-3ACSC (received 10-13-14)	N/A	√	11/03/2014	10/08/2014	Unanimous
This amendment amends policy 9-1.3.1 "update and adopt a five year schedule of Capital Improvements Annually" of the Comprehensive Plan by updating the Capital Improvement Program.					
City of Lauderdale Lakes 14-1ESR (received 09-23-14)	N/A	√	11/03/2014	09/09/2014	4-2
This Amendment amends the City's Future Land Use Plan to change the land use of approximately 24.2 acres of land from Commercial to Medium Multi-Family Residential (up to 25 du/ac) to allow a maximum of 605 dwelling units to be developed on +/-24.2 acres of land known as the Headway Office Park.					

City of Miami Beach 14-1ESR (received 10-27-14)	√	N/A	11/03/2014	10/22/2014	TBP
This amendment establishes the Faena District Overlay within the "Medium Density Multifamily Residential (RM-2)" and "High Density Multifamily Residential (RM-3)" future land use categories. The proposed overlay encompasses approximately 6.39 acres.					
City of Pembroke Pines 14-3ESR (received 10-27-14)	N/A	√	11/03/2014	09/23/2014	Unanimous
Amendment adopting the proposed map amendment for the Pembroke Lakes South/Hoyer Homes at Raintree from Irregular Residential 5.2 dwelling units per acre to Irregular Residential 5.52 dwelling units per acre for the purpose of developing an additional 207 dwelling units limited to townhomes and single family units.					
City of Plantation 14-2ESR (received 10-20-14)	N/A	√	11/03/2014	09/10/2013	TBP
This amendment changes future land use designation for approximately 14.3 +/- acres of property from "Office Park" to "Office Park and Residential all within a Dashed Line area with an overall density of 20.1 dwelling units per acre."					
City of Plantation 14-3ESR (received 10-20-14)	N/A	√	11/03/2014	12/03/2013	TBP
This Amendment amend the City of Plantation Comprehensive Plan revising the Future Land Use Element and the Future Land Use Map regarding permitted uses in the residential land use designation allocating a reserve unit pool equaling 2 percent of total units allocated in Broward County's Land Use Plan to certain areas within the City.					

TBP: To Be Provided

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the table above 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.



# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

July 7, 2014

2014 JUL -7 P 12:15

PLANNING & ZONING  
METROPOLITAN PLANNING SECT

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

**Subject: Miami-Dade County, DEO #14-3ESR  
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 map and text amendments to the Land Use and Conservation, Aquifer Recharge and Drainage Elements 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](mailto:tmanning@sfwmd.gov).

Sincerely,

A handwritten signature in cursive script that reads "De Powell".

Dean Powell  
Water Supply Bureau Chief

DP/tm

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

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**From:** Woerner, Mark (RER)  
**Sent:** Wednesday, July 02, 2014 10:24 AM  
**To:** Pass, Shirley (RER); Somoza, Napoleon (RER); Rowe, Garrett A. (RER)  
**Subject:** FW: Miami-Dade 14-3ESR

2014 JUL 2 A 10:54  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

**Importance:** High

Response from FWC

**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"

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**From:** Hight, Jason [mailto:Jason.Hight@MyFWC.com]  
**Sent:** Wednesday, July 02, 2014 10:04 AM  
**To:** DCPexternalagencycomments; Woerner, Mark (RER)  
**Cc:** Wallace, Traci; Chabre, Jane; DiGruttolo, Laura  
**Subject:** Miami-Dade 14-3ESR

Dear Mr. Woerner:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment(s) in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to fish and wildlife or listed species and their habitat to offer on this review.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or at [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com). If you have specific technical questions, please contact Laura DiGruttolo at (386) 758-0525 or by email at [laura.digruttolo@MyFWC.com](mailto:laura.digruttolo@MyFWC.com).

Sincerely,

Jason Hight  
Biological Administrator II  
Office of Conservation Planning Services  
Division of Habitat and Species Conservation  
620 S. Meridian Street, MS 5B5  
Tallahassee, FL 32399-1600  
office: 850-413-6966  
cell: 850-228-2055