

November 2, 2023

The Honorable Sandra Harris
Mayor, Miami Shores Village
10050 Northeast 2nd Avenue
Miami Shores, Florida 33138

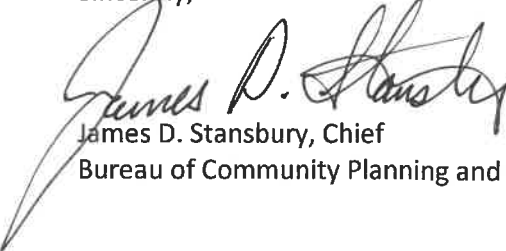
Dear Mayor Harris :

The Florida Department of Commerce (FloridaCommerce) has completed its review of the comprehensive plan amendment for Miami Shores Village adopted by Ordinance No. 2023-09 on September 11, 2023 (Amendment No. 23-02ER), which was received and determined complete on September 21, 2023. We have reviewed the amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), and have determined that the adopted amendment meets the requirements of Chapter 163, Part II, F.S., for compliance, as defined in Section 163.3184(1)(b), F.S. FloridaCommerce is therefore issuing a Notice of Intent to find the comprehensive plan amendment "In Compliance." A copy of the Notice of Intent is enclosed and will be posted on FloridaCommerce's Internet website. You may access the Notice of Intent at: <http://floridajobs.force.com/orc>.

FloridaCommerce's Notice of Intent to find a plan amendment "In Compliance" is deemed to be a final order if no timely petition challenging the amendment has been filed. If this plan amendment is challenged by an affected person, the amendment will not become effective until FloridaCommerce or the Administration Commission enters a final order determining the amendment to be "In Compliance."

If you have any questions concerning this review, please contact Yazmin Valdez, Regional Planning Administrator, by telephone at (850)-717-8524 or by email at yazmin.valdez@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/yv

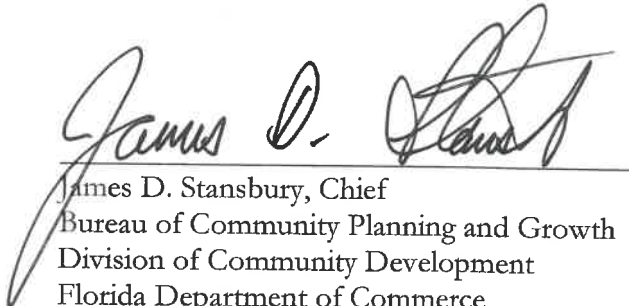
Enclosure: Notice of Intent

cc: Claudia C. Hasbun, AICP, Planning, Zoning & Resiliency Director, Miami Shores Village
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

FLORIDA DEPARTMENT OF COMMERCE
THE STATE LAND PLANNING AGENCY
NOTICE OF INTENT TO FIND THE
MIAMI SHORES VILLAGE
COMPREHENSIVE PLAN AMENDMENT
IN COMPLIANCE
DOCKET NO. 23-02ER-NOI-13-17-(A)-(I)

The Department gives notice of its intent to find the Amendment to the Comprehensive Plan for the Miami Shores Village, adopted by Ordinance No. 2023-09 on September 11, 2023, IN COMPLIANCE, pursuant to Section 163.3184(4), F.S.

If a timely petition challenging the Amendment is not filed within thirty (30) days after the local government adopted the Amendment, the Amendment become effective upon the posting of this Notice of Intent on the Department's Internet Website. If a timely petition is filed, the Amendment does not become effective until the Department or the Administration Commission enters a final order determining that the Amendment is in compliance.



James D. Stansbury, Chief
Bureau of Community Planning and Growth
Division of Community Development
Florida Department of Commerce
107 East Madison Street
Tallahassee, Florida 32399