

# CHARLES GAUTHIER, FAICP, LLC

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December 9, 2022

Sent Via Email

Mayor Sandra Harris

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Vice Mayor Daniel Marinberg

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Councilmember Alice Burch

[aliceburch@msvfl.gov](mailto:aliceburch@msvfl.gov)

Councilmember Katia Saint Fleur

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Councilmember Crystal Wagar

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**SUBJECT: Proposed Amendments to Village of Miami Shores Comprehensive Plan**

Dear Mayor Harris, Vice Mayor Marinberg and Honorable Councilmembers,

I am writing on behalf of Ms. Sarah Hayter McSherry in regard to an agenda item for the Village Council meeting on December 14, 2022. Ms. McSherry asked that I independently review the Village's proposed comprehensive plan amendments and share my initial comments.

I am a planner with over 45-years of Florida experience in the areas of environmental and land use planning including extensive work at the state and local levels of government as well as the private sector. During this time, I have worked with local governments throughout the state on growth and development issues.

It is my strong recommendation that the Village Council send the proposed comprehensive plan amendments back to the drawing board for additional work by your staff and consultant before you consider them further. It is very apparent the plan amendments, as currently proposed, badly conflict with community character and are not based on relevant and appropriate data and analysis.

In particular, the revised future land use designations would substantially increase residential density and adversely affect established neighborhoods without adequate consideration of land use compatibility or impacts on public facilities and services. Additionally, there is no demonstration of need for the additional dwelling unit potential. These are fundamental problems.

While I appreciate your work toward correcting inconsistencies and errors in the plan, you would be better served by focusing on those matters as an initial step and subsequently undertaking a more extensive plan update based on a thorough review of the comprehensive plan. This review of the plan, through the Evaluation and Appraisal Report process pursuant to Section 163.3191,

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Florida Statutes, would assess community conditions and forecasts, the success or failure of planning policies, progress toward achievement of objectives, and changes necessary to respond to state law. It has been over 17-years since the Village's plan has been thoroughly reviewed which is far too long.

The additional work should include meaningful outreach to the public directed toward achieving a community consensus. In my experience it is only through a shared vision for the future that a comprehensive plan can best protect all interests.

It is my hope that you achieve the best possible future for the Village through the comprehensive planning process. Your community has many wonderful neighborhoods that should be nurtured and not put at risk by ill-advised comprehensive plan amendments.

Thank you for your consideration. Please include this letter in your official record of the public hearing on December 14<sup>th</sup>.

Sincerely,



Charles Gauthier, FAICP

CC Mr. Esmond Scott, Village Manager  
Ms. Sarah Johnson & Chanae Wood, Village Attorney  
Ms. Claudia Hasbun, AICP, Planning, Zoning  
& Resiliency Director  
Ms. Ysabely Rodriguez, Village Clerk  
Ms. Sarah Hayter McSherry

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