



MEMORANDUM

AGENDA ITEM # III.E

DATE: AUGUST 11, 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
City of Doral 14-3ESR (received 7/30/14)	√	N/A	8/11/2014	07/09/2013	3-2

The complete backup package for this proposed local government plan amendment was received the day before mailing the Executive Committee packet. Staff made an initial review and determined that several questions pertaining to regional issues were outstanding. The proposed large scale future land use amendment is to amend the City of Doral's Comprehensive Development Master Plan (CDMP), Future Land Use Map from Industrial (I) to High Density Residential (HDR). The subject property is located on 75+ acres on the southeast side of NW 87th Avenue and between theoretical NW 25th Street (South) and NW 27th Street, Doral, Florida. (see attached map). The local government staff analysis describe a number of compatibility issues based on the proposed land use change to high density residential in an area that is oval dominated by industrial ware house and related uses. While mixing various uses in dense urban locations is generally favorable, there can be impacts to the existing industrial base that is served by heavy trucks. The site is also adjacent to the 25th Street Viaduct which is a regional facility

being constructed to improve access to the Miami International Airport and adjacent freight handling areas.

Staff anticipates that the forthcoming Expedited State Review Process will provide the mechanism to be sure these issues are adequately addressed and that unintended impacts are avoided.

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.



Current Land Use

City of Doral

Future Land Use

- Legend**
- Business Office (BO)
 - Doral Design District
 - Downtown Mixed Use (DMU)
 - High Density Residential (HDR)
 - Industrial (IND)
 - Institutional and Public Facility (INST)
 - Public Park (PubPark)



Planning & Zoning Department

Transal Land Use

