



MEMORANDUM

AGENDA ITEM #6d

DATE: JANUARY 3, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DORAL PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1

Community Profile

The City of Doral was incorporated on June 24, 2003. The City is located in northwest Miami-Dade County between the Palmetto Expressway, the Homestead Extension of Florida's Turnpike, Dolphin Expressway, and NW 90th Street. Doral had a population of approximately 21,000 at the time of incorporation, and is estimated to have 38,131 residents in 2010. The City has an area of approximately 15.5 square miles and a density of 2,460 persons per square mile. The City is composed primarily of Developments of Regional Impact with large, golf course-oriented, residential developments towards the center and industrial, warehouse and office parks on the periphery. The City is also home to the Miami International Mall, Carlos Albizu University, and the Federal Reserve Bank. A general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment #11-1 consists of text amendments to the City of Doral Comprehensive Plan related to water supply and public school facilities planning requirements.

Impact Analysis

Staff analysis confirms proposed amendment #11- 1 is generally consistent with the *SRPP*.

The City of Doral Council approved the proposed amendment package #11-1 by a unanimous vote (5-0) on November 10, 2010.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Doral proposed amendment package #11-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

The review of this amendment was conducted without input of the Interim Executive Director.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Doral.
2. Amendment number: 11-1.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: December 17, 2010.
5. Date amendment review must be completed and transmitted to DCA: January 16, 2011.
6. Date the amendment review will be transmitted to the DCA: January 7, 2011.
7. Description of the amendment:

Water Supply Planning Text Amendments

The Miami-Dade County Water and Sewer Department (MDWASD) provide potable water to the residents and businesses in the City of Doral through a retail service agreement. In addition, MDWASD serves approximately 90 percent of county residents within the Urban Development Boundary (UDB). Since the City is dependent on MDWASD for current and future water supply needs, the City Work Plan has been drafted for consistency with the *Miami-Dade County Water Supply Facilities Work Plan* (2008). The County Work Plan was found in compliance by DCA on July 18, 2008.

The City Work Plan describes its service area relationship with the County, provides data and analysis on current and projected water supply and demand through 2030, LOS standards, and describes regional and local conservation, reuse initiatives, and capital improvements.

The related Comprehensive Plan text amendments to the Future Land Use, Potable Water Sub-Element of the Infrastructure Element, Conservation, Intergovernmental Coordination, and Capital Improvements Elements would adopt by reference the City Work Plan; its potable water supply planning and conservation implementation and coordination strategies; and relevant potable water capital improvements of Miami-Dade County.

Public Education Facilities Text Amendments

Text amendments to the Public Education Facilities and Capital Improvements Elements would direct the City to coordinate new residential development with the future availability of public school facilities consistent with adopted Level of Service Standards for public school concurrency; adopt LOS Standards for public schools per the Amended Interlocal Agreement with the School Board; and incorporate the most recent Miami-Dade County Public School Facilities Work Plan and District Maps.

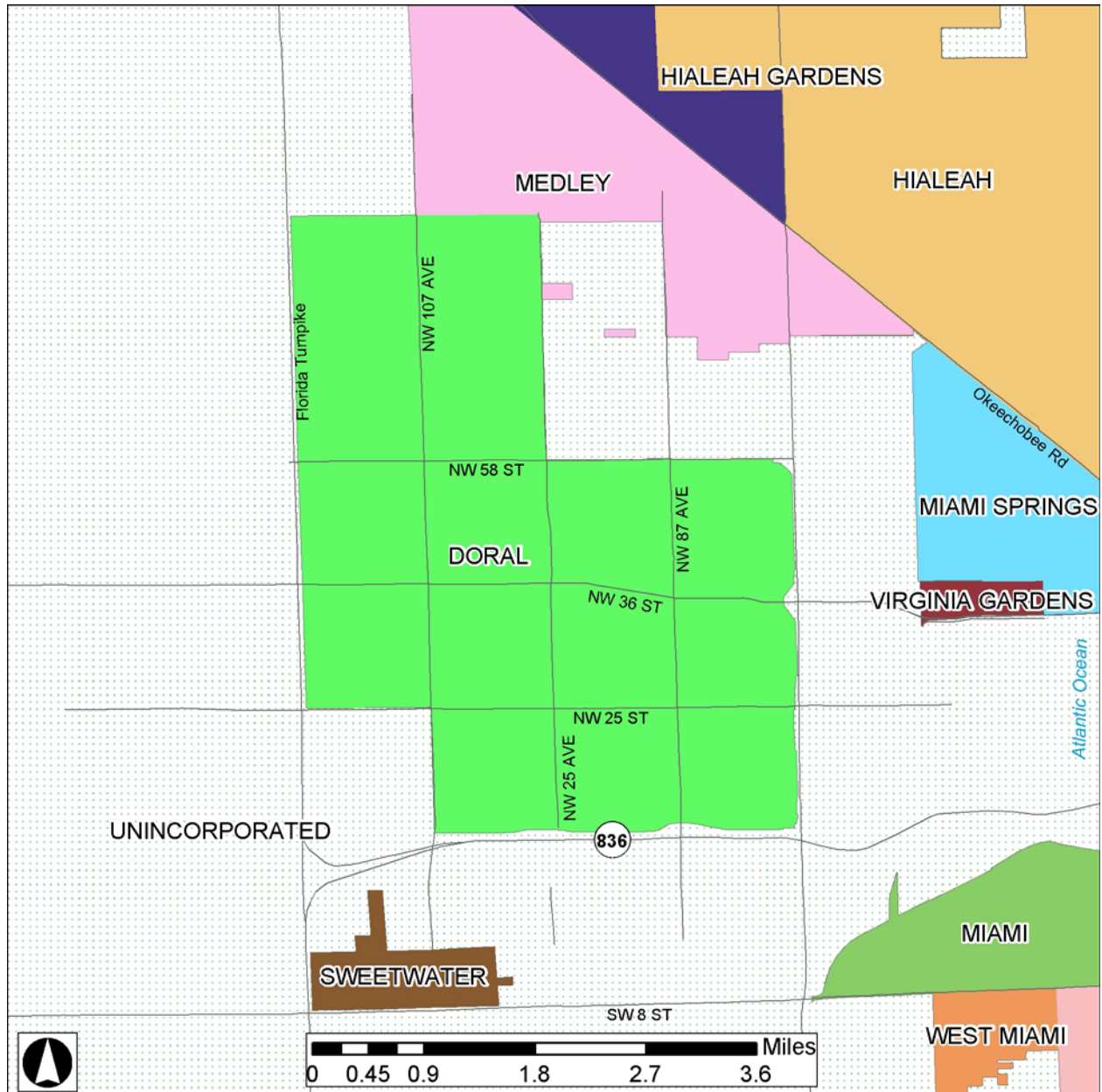
Council staff analysis confirms the proposed amendments are generally consistent with the Goals and Policies of the *SRPP*.

8. Is the amendment consistent with the *Strategic Regional Policy Plan (SRPP)*?

Staff analysis confirms the City of Doral proposed amendment package #11-1 is generally consistent with the SRPP.

9. Applicable *SRPP* Goals and Objectives: *Not Applicable*.
10. The effects on the proposed amendment on regional resources or facilities identified in the *SRPP*: *Not Applicable*.
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the *SRPP*, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*.
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the *SRPP* including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Doral
Proposed Amendment #11-1

Sources: SFWMD, Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.