

MEMORANDUM

AGENDA ITEM # III.F.5

DATE: JULY 11, 2011
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF DORAL PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-2ESR

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 as of the U.S. Census 2010, 45,704 residents live within the City. 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. The 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 package #11-2ESR to the City of Doral's Comprehensive Development Master Plan (CDMP) would incorporate a new Element, to be known as the Green Element.

Impact Analysis

Staff analysis confirms the proposed amendment to the City of Doral's proposed amendment is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

On June 8, 2011, the City of Doral Council unanimously voted (4-0) to transmit proposed amendment package #11-2ESR to the Florida Department of Community Affairs.

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 the City of Doral proposed amendment package #11-2ESR generally consistent with the *SRPP*. Approve this staff report for transmittal to the City, with copies to Florida Department of Community Affairs.

FORM C-7

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

1. Local government name: City of Doral.
2. Amendment number: 11-2ESR.
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: To be determined by DCA.
5. Date amendment review must be completed and transmitted to the DCA (if applicable): Not applicable under the new Expedited State Review process.
6. Date the amendment review will be transmitted to the City: July 1, 2011. Council will take official action at its July 11, 2011 meeting.
7. Description of the amendments:

Green Element | Text Amendment

City Ordinance 2010-27 would adopt a new Green Element into the City's Comprehensive Development Master Plan (CDMP). The Element would consist of Goals, Objectives and Policies and the backing Data and Analysis in order to implement the Element. The new Element would focus on conserving natural resources, minimizing greenhouse gas emissions, enhancing community health and education, nurturing city neighborhoods and promoting carbon-neutral business growth. The amendment would also be listed as the first Element in the CDMP as to give sustainable purpose and guidance to the other Elements.

Staff analysis confirms that proposed amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

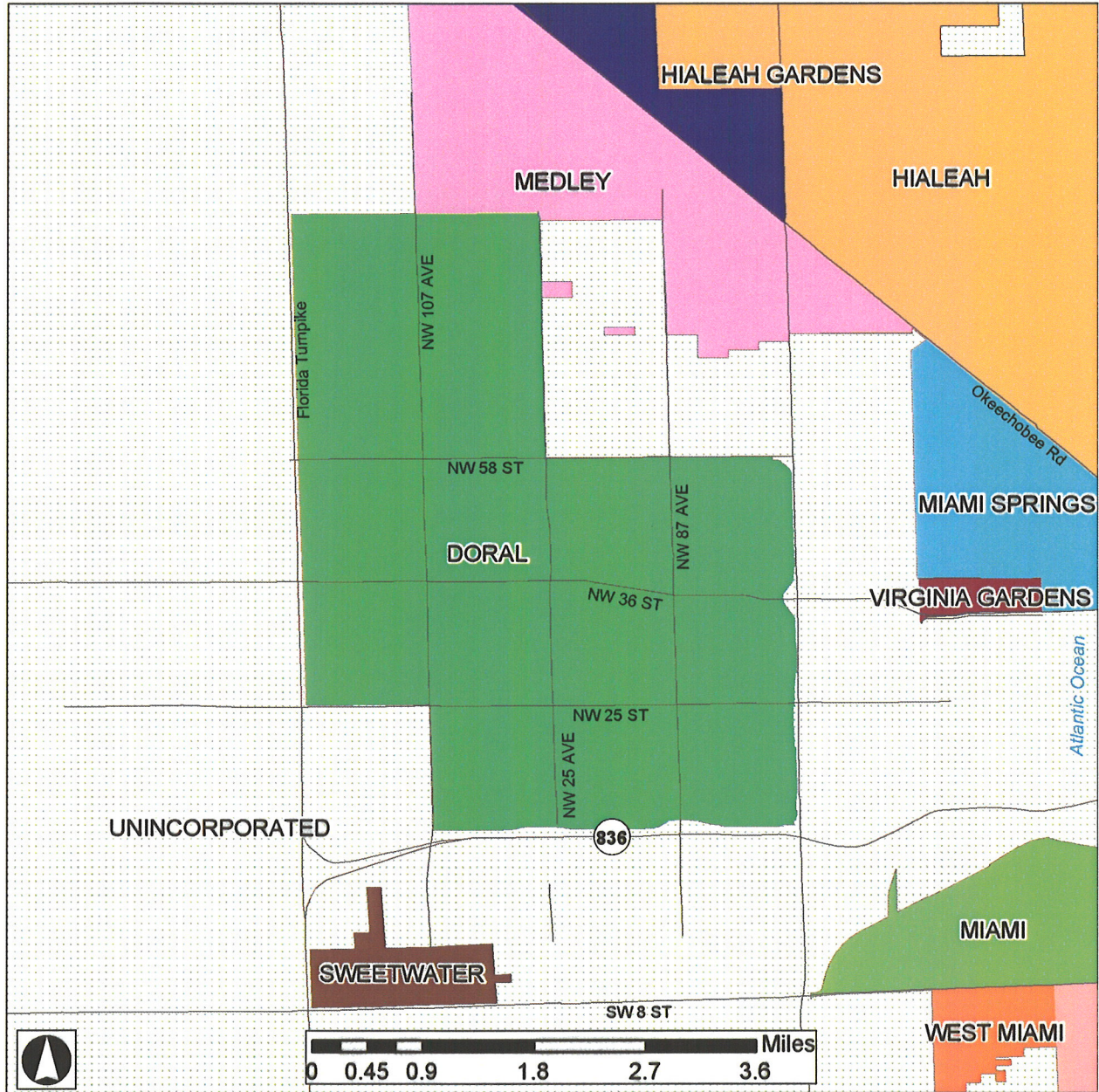
8. Is the Amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the City of Doral proposed amendment package #11-2ESR is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

9. Applicable Strategic Regional Policy Plan 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 #11-2ESR

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.