



MEMORANDUM

AGENDA ITEM #6k

DATE: JUNE 7, 2010
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF DORAL PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA# 10-2

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 34,456 residents in 2009. The City has an area of approximately 15.5 square miles, and has a density of 2,099 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 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, Fla. 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on May 26, 2010.

The amendment review must be transmitted to DCA by June 25, 2010.

The amendment review will be transmitted to DCA on June 11, 2010.

Staff Analysis

Proposed amendment #10-2 consists of two (2) changes to the City of Doral Future Land Use Map (FLUM). Upon incorporation, the City of Doral adopted the applicable portions of the Miami-Dade County Comprehensive Development Master Plan (CDMP), including the land uses, densities, and intensities designated by the County's FLUM. The City of Doral amended its Comprehensive Plan on April 26, 2006, but the Department of Community Affairs found Not in Compliance. The City adopted remedial amendments, which were found in Compliance; however, due to a third party challenge, the case is assigned to the Division of Administrative Hearings. Therefore, the County CDMP that was adopted upon incorporation serves as the City's transitional plan (CDMP) and FLUM.

Doral Grande Residences, LTD | Proposed FLUM Amendment

The proposed amendment would change the land use designation of an approximately 30-acre site from its two current designations, which are "Business and Office" and "Industrial and Office," to "Office/Residential" and "Low-Medium Density Residential" with five (5) to 13 units per acre. The subject site is located at the southeast corner of NW 107th Avenue and NW 74th Street [See Attachment 2].

The subject site is currently vacant. The current maximum allowable intensity allows 762,300 square feet of Retail and 2,395,800 square feet of Office. The proposed change would allow for 200 dwelling units and only 980,100 square feet of Office. The applicant proffered a Declaration of Restrictions limiting development to ten (10) dwelling units per acre.

According to the City's impact analysis, the proposed changes would result in reduction of potable water, wastewater generation, and solid waste generation; and would generate less daily vehicular traffic. Public school impacts will be evaluated through the Miami-Dade County Public Schools concurrency management system at the time of final plat or site plan pursuant to the Interlocal Agreement for Public School Facility Planning in Miami-Dade County (ILA).

The City of Doral Council unanimously approved the proposed map amendment on March 10, 2010.

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

102nd Avenue, LLC | Proposed FLUM Amendment

The proposed amendment would change the land use designation of an approximately 12-acre site from Industrial and Office to Low Density Residential, which allows up to six (6) dwelling units per acre. The subject site is located on the east side of NW 107th Avenue and 67th Street [See Attachment 3]. The subject site is currently vacant. The proposed change would allow for 72 dwelling units.

According to the City's impact analysis, the proposed changes would result in reduction of potable water, wastewater generation, and solid waste generation; and would generate less daily vehicular traffic. Public school impacts will be evaluated through the Miami-Dade County Public Schools concurrency management system at the time of final plat or site plan pursuant to the Interlocal Agreement for Public School Facility Planning in Miami-Dade County (ILA).

The City of Doral Council unanimously approved the proposed map amendment on June 13, 2008.

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

Impact Analysis

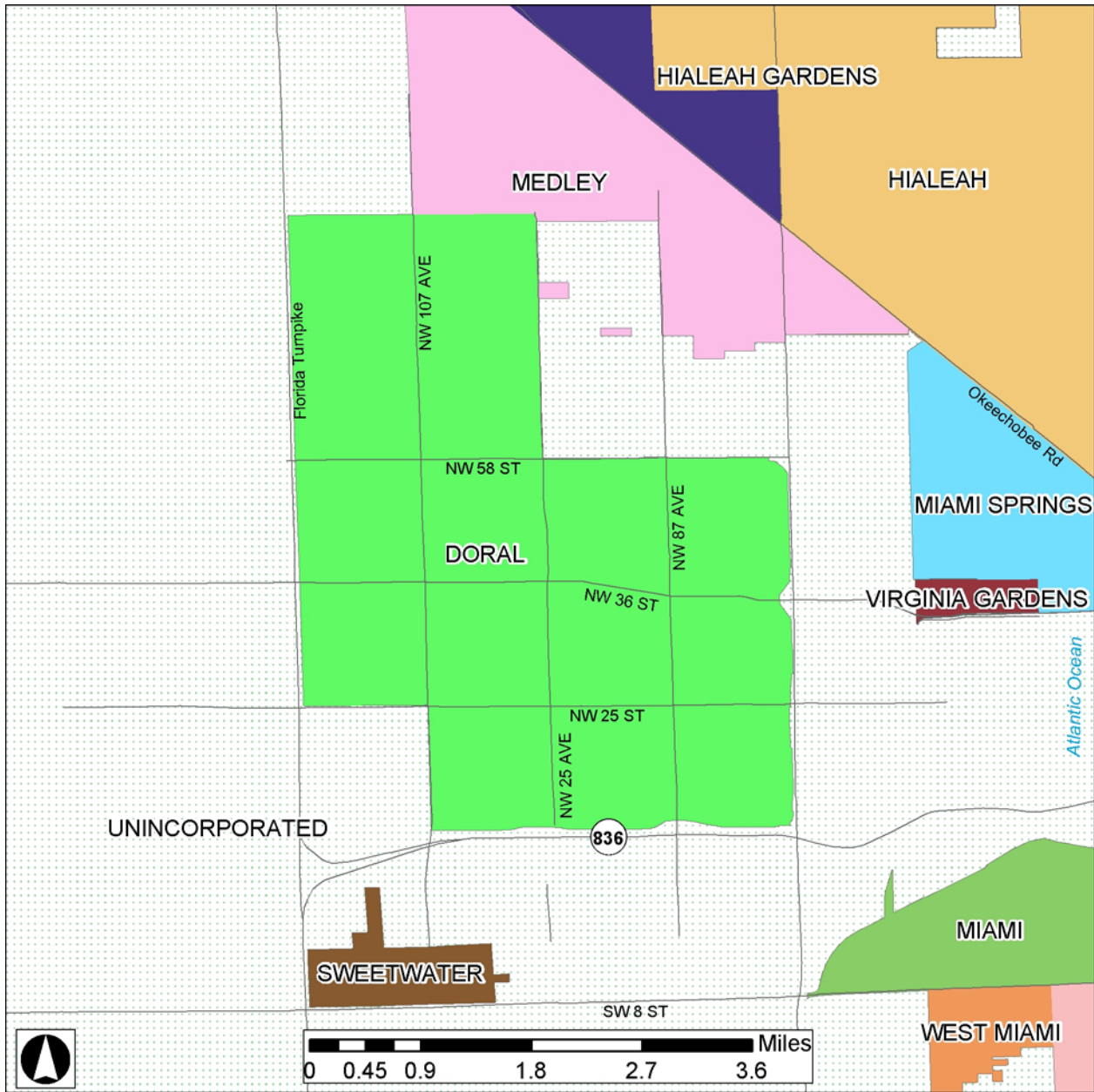
Staff analysis confirms the City of Doral proposed amendment package #10-2 would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a detailed impact analysis is not applicable to the review of the proposed amendment, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Doral proposed amendment package #10-2 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



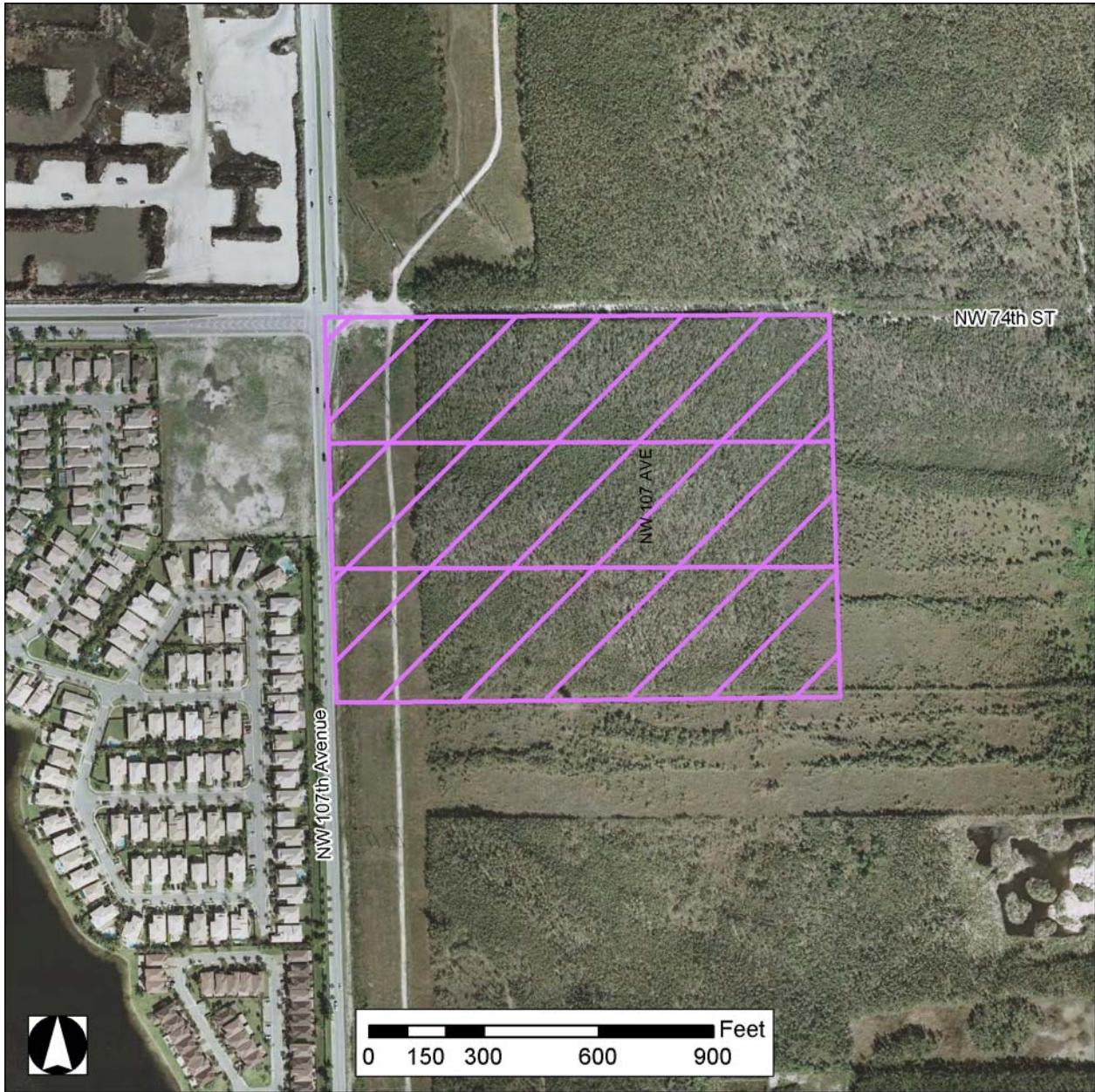
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Doral
Proposed Amendment #10-2

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Doral Grande Residences, LTD | Proposed FLUM Amendment

City of Doral

Proposed Amendment #10-2

From: Business and Office; and Industrial and Office

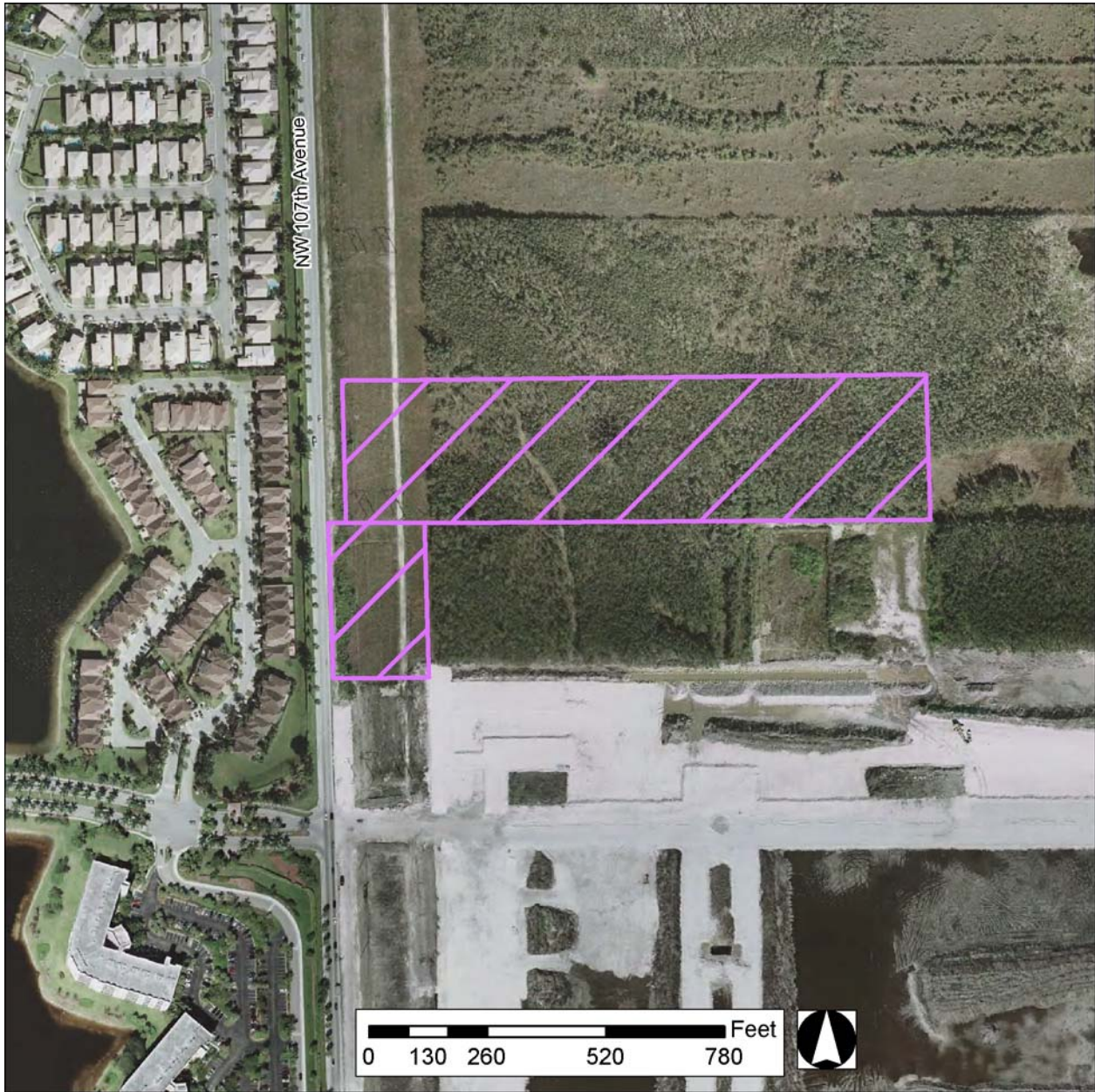
To: Office/Residential and Low-Medium Density Residential

Apprx. 30 acres

Sources: City of Doral proposed amendment package #10-1.

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

102nd Avenue. LLC | Proposed FLUM Amendment

City of Doral

Proposed Amendment #10-2

From: Industrial and Office

To: Low Density Residential

Apprx. 12 acres

Sources: SFWMD, Miami-Dade County, SFRPC.

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