



MEMORANDUM

AGENDA ITEM #III.H.6

DATE: JUNE 6, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DORAL ADOPTED 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 45,704 residents according to the U.S. Census 2010. The City has an area of approximately 15.5 square miles and a density of 2,945 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), Florida Statutes). 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.

Staff Analysis

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

The proposed amendment package was reviewed at the January 3, 2011 Council meeting and found to be generally consistent with the *SRPP*. Minor changes were made to the adopted public school facilities

planning text amendments based on the February 15, 2011 Objections, Recommendations, and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA). The changes provide for consistency with the current School District Facilities Work Plan.

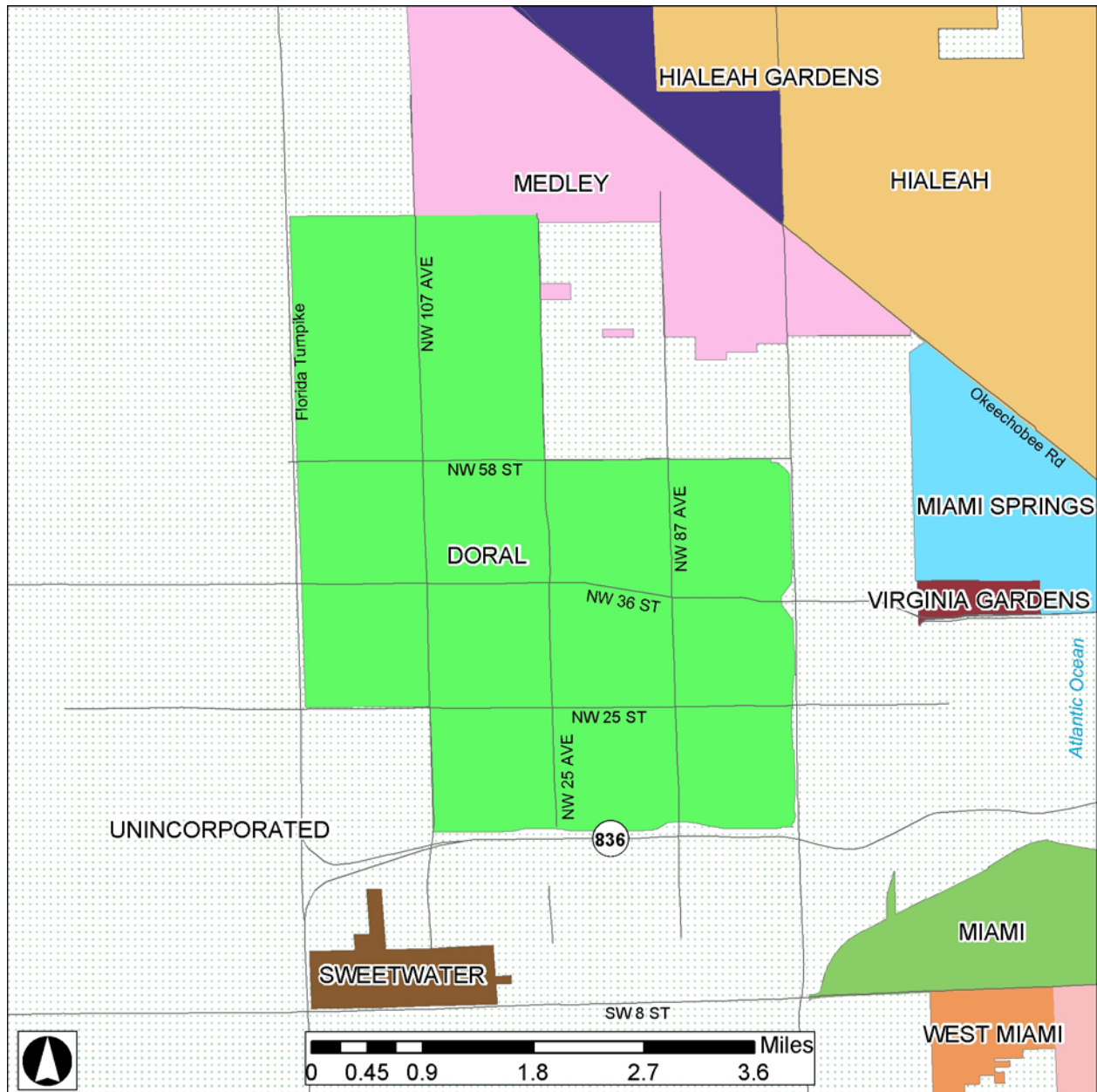
Staff analysis confirms the adopted text amendments are generally consistent with the *SRPP*.

The City of Doral Council approved (5-0) the adopted amendments at its April 13, 2011 meeting.

Recommendation of Consistency with the *Strategic Regional Policy Plan (SRPP)*

Find the City of Doral adopted amendment package #11-1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs with a copy to the City.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Doral
Adopted Amendment #11-1

Sources: Miami-Dade County, SFRPC.

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