



MEMORANDUM

AGENDA ITEM #6b

DATE: MAY 3, 2010
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF DORAL PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA# 10-1

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 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: April 21, 2010.

The amendment review must be transmitted to DCA on: May 21, 2010.

The amendment review will be transmitted to DCA on: May 7, 2010.

Staff Analysis

Proposed amendment #10-1 consists of two (2) changes to the City of Doral Future Land Use Map (FLUM). The City of Doral adopted its Comprehensive Plan on April 26, 2006, which the Department of Community Affairs found in compliance. However, due to a private party challenge, the Miami-Dade County Comprehensive Development Master Plan (CDMP), including the County FLUM, serves as the City's transitional plan (CDMP) and FLUM.

Doral Entrance, LLC and Atrium Office Park, LLC | Proposed FLUM Amendment

The proposed amendment would extend the City's Urban Central Business District (UCBD) Overlay on an additional 25 acres of land generally located between NW 41st Street, NW 79th Avenue, NW 36th Street, and theoretical NW 83rd Avenue [See attachment 2]. The UCBD Overlay allows increased Development of Regional Impact guidelines and standards.

The area proposed for the extension of the UCBD abuts the currently designated UCBD Overlay to the west. The current land uses are Business and Office, Industrial and Office, and Downtown Mixed Use.

This amendment is related to the City of Doral small-scale FLUM amendment (DCA #09S01) that was adopted by the City Council on April 8, 2009. The small-scale amendment changed a 10-acre parcel of land (along 79th Street) from Business and Office and Office and Industrial to Downtown Mixed Use. The property owner entered a Declaration of Restrictions that would limit Retail to 450,000 square feet, Office to 660,000 square feet, and restrict Residential use to meet concurrency requirements.

The City of Doral Council unanimously approved (4-0) the proposed map amendment on February 11, 2009.

Century Palms at Doral I and II | Proposed FLUM Amendment

The proposed amendment would change the land use designation for two parcels, known as Century Palms at Doral I (south) and II (north) and both approximately 16.5 acres in size, from Industrial and Office to Low-Medium Density Residential. The parcels are located east of NW 102nd Avenue; the southern parcel is north of NW 66th Street, and the northern parcel is south of NW 74th Street [See Attachment 3].

The parcels are currently vacant. The future land use of properties surrounding the north parcel are Industrial and Office to the west, north, and east; and Low-Medium Density Residential (10 units per acre) to the south. The future land use of properties surrounding the south parcel are Industrial and Office to the west, north, and east; and Traditional Neighborhood Development to the south.

The maximum allowable density under the existing Industrial and Office designation for the combined parcels is 1,390,920 square feet with a maximum building height of 5-stories. Under the proposed Low-Medium Density Residential (10 units per acre) land use designation the Applicant is proposing to build a total of 302 dwelling units (townhomes), including pedestrian friendly lakes onsite.

Schools

According to the Miami-Dade County Public Schools District analysis from July 2007, the proposed amendment has the potential to generate 130 students, of which 62 would be elementary, 28 middle, and 40 high school students. The existing schools serving the area and their design capacities, current enrollment, total potential students generated, and percent of capacity are described in the table below (*Please note the School District conducted separate analysis for each parcel; the Table below represents a combined total impact from the proposed change of both parcels*).

School	Design Capacity	Current Enrollment	Potential Students Generated	% Capacity with Projects
John I. Smith Elementary	891	1,226	62	145%
Doral Middle	1,039	1,390	28	136%
Ronald W. Reagan/Doral Senior High School	895*	818	40	96%

* Design capacity shown is for 9th and 10th grade only, as school currently has no students in higher grades; total school capacity is 1,791 students.

In addition, construction projects at E.B. Thomas Elementary (conversion of 532 student stations for Doral Middle School relief) were underway; and a new K-8 school was in the design phase, proposed to relieve both John I. Smith Elementary and Doral Middle School with 1,624 additional student stations in 2008. The City is served by four existing charter schools.

The applicant met with the School Board staff in July 2007 to discuss the impacts of the proposed developments. The Applicant advised the School Board that they were unable to proffer any additional mitigation other than the applicable school impact fees. In accordance with the Review Criteria established by the School Board, the School Board requested that the application be denied or deferred until such a time as the applicant is able to address the impact of the proposed residential development on public schools in the area. School Board staff has confirmed that no mitigation has been proffered to the School Board.

Comment

As proposed, the amendment would exacerbate school overcrowding at two of the three schools serving the proposed development and no mitigation has been proffered to the School Board. However, since the discussions between the School District and Applicant took place, the School District and the City of Doral have executed a Public Schools Interlocal Agreement (ILA) pursuant to Section 163.31777, Florida Statutes. The City of Doral ILA was found in compliance by the DCA on June 5, 2009. The School District recommended denial or deferment of this land use plan amendment prior to the execution of the ILA.

The executed ILA changes the way the School District reviews future Comprehensive Plan amendments. The School District will conduct a "Public Schools Planning Level Review," consisting of an analysis of current school conditions and capacity; however, this review will not constitute public school concurrency. Concurrency will be tested during final plat or site plan approval (or its functional equivalent).

Recommendation

Past practices of Council staff would object to a land use plan amendment that the School District opposed; however, staff analysis acknowledges that concurrency procedures within Miami-Dade County have changed since the Applicant submitted its request for land use change. Council Staff reminds the City and the Applicant to address the impacts of the proposed amendment on local schools, as outlined in the ILA. The City and Applicant should be prepared to coordinate with Miami-Dade County Public Schools to address these issues.

The City of Doral Council unanimously approved (5-0) the proposed map amendment on September 24, 2008.

Impact Analysis

Staff analysis has resulted in one Comment regarding coordination between the City, Applicant, and Miami-Dade County Public Schools on the Century Palms of Doral I and II proposed FLUM amendment.

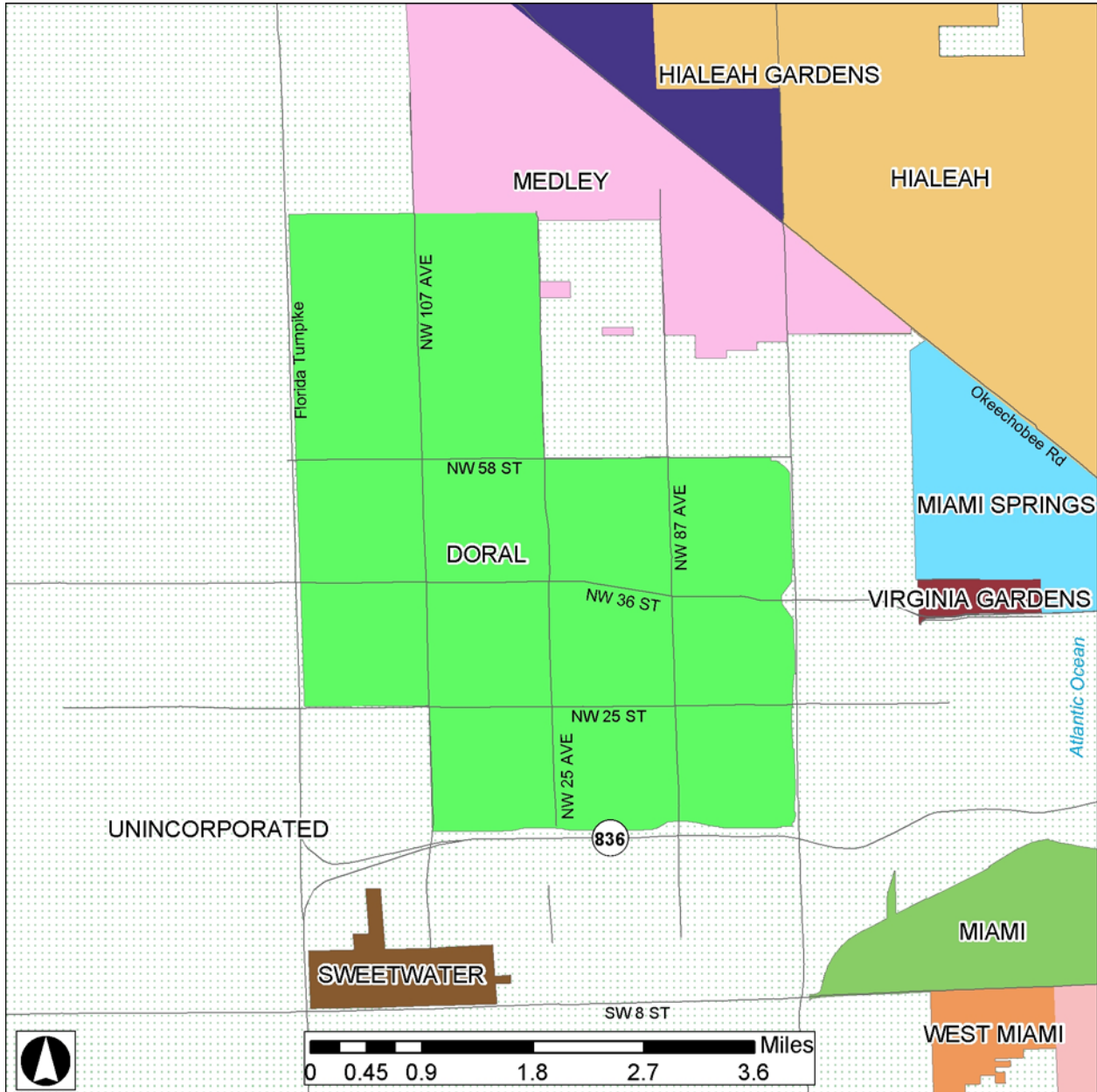
Staff analysis confirms the City of Doral proposed amendment package #10-1 would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation 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 #10-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



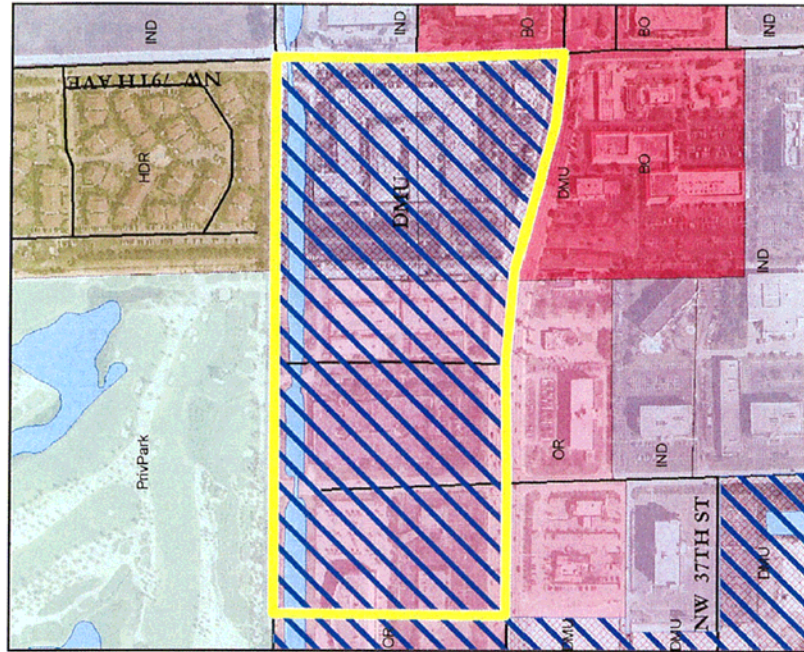
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Doral
Proposed Amendment #10-1

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

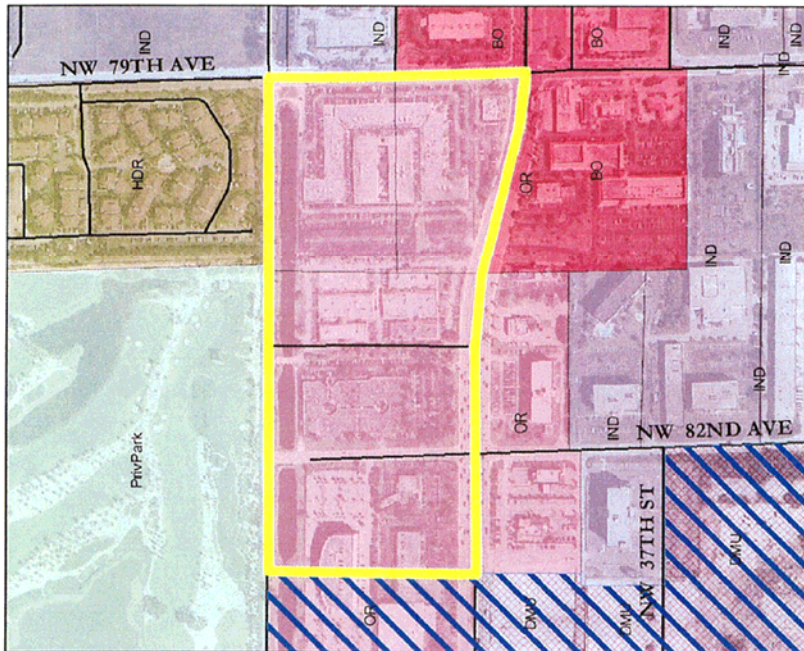
Attachment 2



Proposed Future Land Use Map



Project: Doral Entrance, LLC and Atrium Office Park
 Location: Generally Located North and West of
 NW 79th Ave and NW 36th St (Doral Blvd)
 Current: Business & Office and Industrial & Office
 Proposed: Downtown Mixed Use
 Case: 09-01-DOR-01



Current Future Land Use Map

Legend:
 UCBD



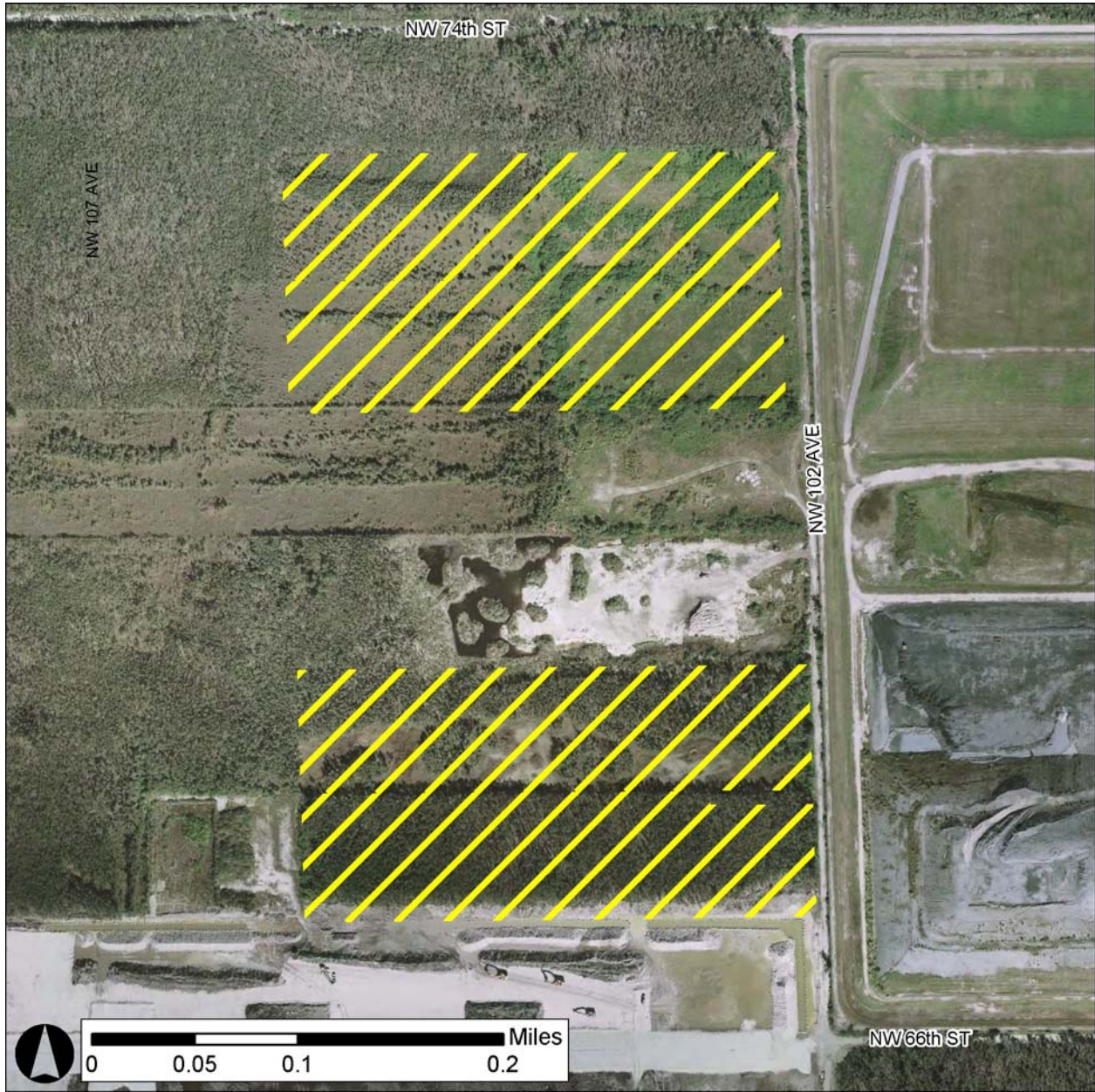
COMPREHENSIVE PLAN AMENDMENTS

Doral Entrance LLC, and Atrium Office Park, LLC | FLUM Amendment
 City of Doral
 Proposed Amendment #10-1

From: Industrial and Office
 To: Low-Medium Density Residential (10 units per acre)
 Apprx. 33 acres total

Sources: City of Doral proposed amendment package #10-1.
 Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Century Palms at Doral I and II | FLUM Amendment

City of Doral

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