



MEMORANDUM

AGENDA ITEM #6i

DATE: FEBRUARY 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DORAL PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On January 13, 2009 Council staff received proposed amendment #09-1 to the City of Doral Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

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 34,322 residents in 2008. 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.

Additional information regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

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 plan is not actually in effect. Until litigation is resolved, the Miami-Dade County Comprehensive Development Master Plan (CDMP), including the County Future Land Use Map (FLUM), serves as the City's transitional plan (CDMP).

Proposed amendment #09-1 consists of two (2) changes to the FLUM and one (1) text amendment to the CDMP related to one (1) subject property. The general location of the City is shown in Attachment 1 and an aerial map of the amendment site is included in Attachment 2.

Text and Map Amendment

The proposed amendment would change the land use designation on an approximately 13.62 acre property located on the southwest corner of NW 87th Avenue and NW 36th Street (Doral Boulevard from Office Residential to Downtown Mixed Use (DMU) on the FLUM. The amendment also proposes to incorporate the City's Urban Central Business District (UCBD) land use designation as defined in the adopted comprehensive plan (not yet in effect) into the transitional CDMP and extend the UCBD designation upon the subject property (which is west of, and abutting, the UCBD on the non-effective plan).

Amendment Site and Analysis

The site (Doral Corporate Center) is located in the City's emerging downtown area. The site's current use is office, consisting of two office buildings (298,000 square feet) and a surface parking facility. The future land use of surrounding properties are Office Residential to the west; Business and Office to the north; Industrial and Office and Office Residential to the east; and Industrial and Office to the south. Existing uses include offices to the east and west; a resort to the north; and industrial and office to the south.

The maximum allowable density under the existing Office Residential designation for the site is 710,000 square feet with a maximum building height of 8-stories. The maximum allowable density under the proposed Domestic Mixed-Use (DMU) designation would be 795,000 square feet with a maximum building height of 14-stories. The proposed amendment would result in an 85,000 square feet increase in density and 6-story height increase.

The Applicant is proposing the use of the site to be a mixed use project with an additional 150,000 to 350,000 square feet of office space and/or a hotel and 20,000 to 50,000 square feet of retail space. According to the Applicant, the proposed development program under the DMU and UCBD designations will not trigger a development of regional impact review.

Residential uses are not being proposed at this time and the Applicant has indicated they will proffer a declaration of restrictions restricting residential land use within the property until the City, County, and the School Board have executed an interlocal agreement for school concurrency.

Comment

The restricted covenant submitted with the amendment package has not been executed. Council staff contact with the Miami-Dade County Schools Facilities Planning confirms that unless the covenant is executed, the school district opposes the development because residential development on this site has the potential to generate an additional 167 students. The Applicant is advised to execute the covenant prior to adoption.

A traffic analysis submitted by the Applicant and accepted by the City concluded the proposed land use amendment would generate 95 net new trips. The declaration of restrictions also proposes to include the consideration for potential traffic concurrency issues and appropriate mitigation, of which will be studied further at the time of rezoning or site plan approval.

Comment

The provided traffic analysis utilized the Institute of Transportation Engineers (ITE) code 310 for "hotel" use to determine trip generation, however, the proposed amendment designation and expansion request of UCBD is on the basis that the development program is compatible with the City's desire to expand its downtown and business core. A more appropriate ITE code could be analyzed, such as code 312 for "business hotel".

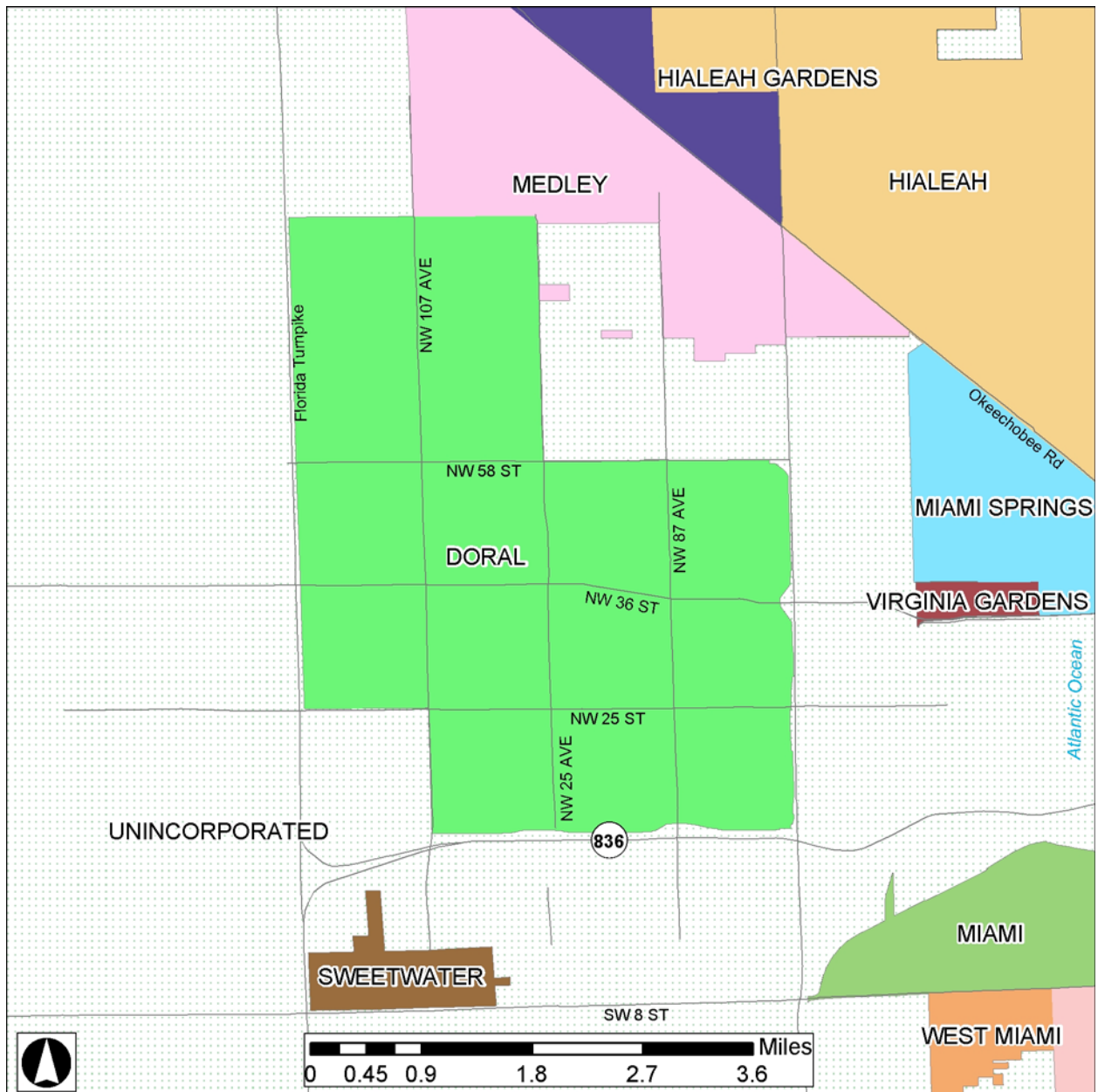
Staff analysis confirms that the transportation, water, sewer, and solid waste facilities that serve the proposed amendment site have adequate capacity to accommodate the growth.

The City of Doral Council approved the proposed amendment by a unanimous vote of 5-0 at its meeting on December 10, 2008.

Recommendation

Find amendment package #09-1 to the City of Doral Comprehensive Plan 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

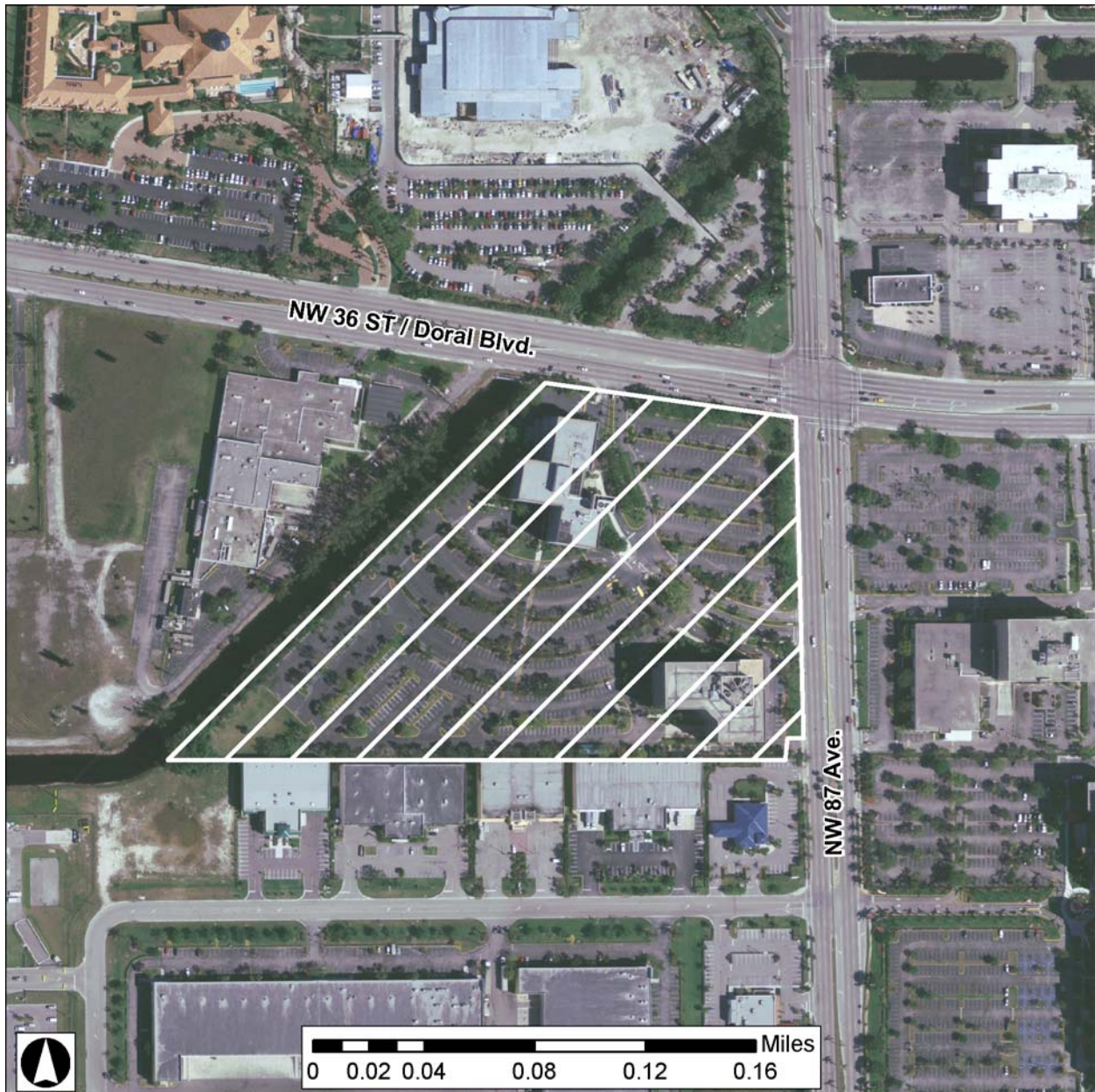
Location Map

City of Doral
Proposed Amendment #09-1

Sources: SFWMD, Miami-Dade County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Doral
Proposed Amendment #09-1

From: Office Residential (OR)
To: Downtown Mixed Use (DMU) with Urban Central Business District (UCBD) overlay.
13.62 acres

Sources: SFWMD, Miami-Dade County, SFRPC.

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