



# MEMORANDUM

AGENDA ITEM #5b

DATE: JULY 6, 2009  
TO: EXECUTIVE COMMITTEE  
FROM: STAFF  
SUBJECT: CITY OF DORAL ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On May 27, 2009, Council staff received adopted amendment #09-1 to the City of Doral Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the February 2, 2009 Council meeting and found to be generally consistent with the *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 90<sup>th</sup> 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 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.

## 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 Miami-Dade County Comprehensive Development Master Plan (CDMP), including the County Future Land Use Map (FLUM), serves as the City's transitional plan (CDMP).

Adopted amendment package #09-1 consists of two (2) changes to the FLUM and one (1) text amendment to the CDMP. The adopted amendment changes the land use designation on an approximately 13.62-acre property (known as the Doral Corporate Center) located on the southwest corner of NW 87<sup>th</sup> Avenue and NW 36<sup>th</sup> Street (Doral Boulevard), from Office Residential to Downtown Mixed Use (DMU) on the FLUM. The amendment also incorporates the Urban Central Business District (UCBD) land use designation as

defined in the adopted Comprehensive Plan (not yet in effect) into the transitional CDMP, and extends the UCBD designation upon the subject property. To view a map of the amendment, please visit [http://sfrpc.com/council/AgendaFeb09\\_6i.pdf](http://sfrpc.com/council/AgendaFeb09_6i.pdf).

Adopted amendment package #09-1 was adopted as proposed with revisions based on the March 13, 2009 Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs. In response, the City clarified the intent to amend the transitional (County) Plan, the Plan currently in effect. The City's ordinance (#2008-24) was amended to specify that the UCBD is to be incorporated on the FLUM and on the subject property. The Future Land Use Element was amended to include new Policies related to the justification of the incorporation of the UCBD, and revises the definition of the Downtown Mixed Use Land category. In addition, the City submitted an executed Interlocal Agreement for public school facilities planning at the request of DCA, and has since adopted its Public Educational Facilities Element.

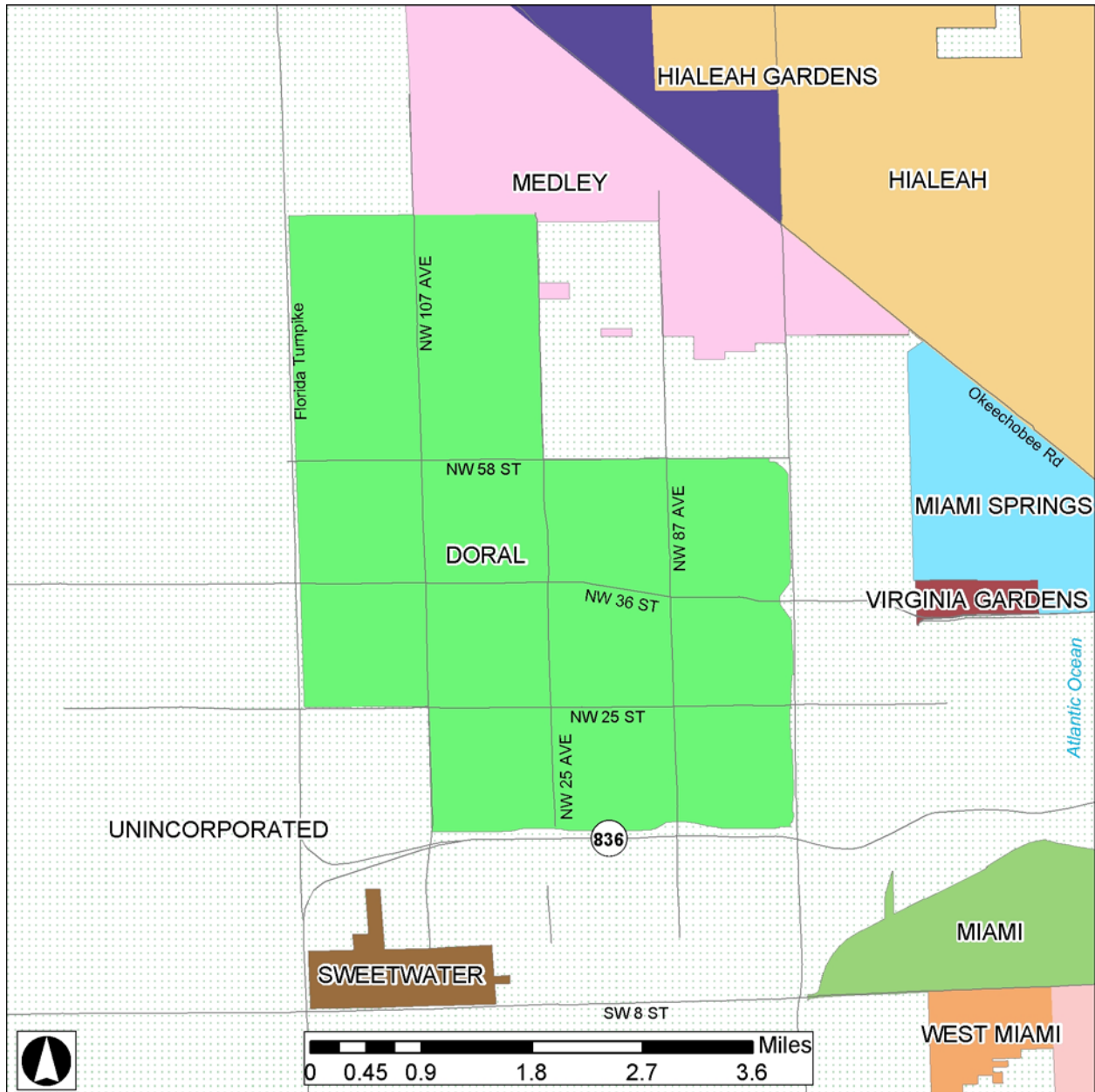
The City of Doral Council unanimously approved (4-0) the adopted amendments at its May 13, 2009 meeting.

Staff analysis confirms the adopted map and text amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

#### Recommendation

Find City of Doral adopted amendment package #09-1 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  
Adopted Amendment #09-1

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