



MEMORANDUM

AGENDA ITEM #6f

DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DORAL PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 5, 2009, Council staff received proposed plan amendment #09-RWSP1 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 had 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.

The general location of the City is shown in Attachment 1. Additional information on the City and the Region can be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #09-RWSP1 includes amendments to the Water and Sewer Sub-Element, Conservation, Aquifer Recharge, and Drainage Element, Intergovernmental Coordination, and Capital Improvements Elements of the City of Doral Comprehensive Development Master Plan related to water supply planning.

A summary of the proposed amendment in this package follows.

Water Supply Planning

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plan within 18 months after the jurisdictional water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan was August 15, 2008.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following related to water supply planning: regional and local issues; current and projected population, water supply, and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supplies (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

City of Doral Comprehensive Plan Background

Upon incorporation, the City of Doral inherited the Miami-Dade County Comprehensive Development Master Plan (CDMP). The City adopted its own Comprehensive Plan on April 26, 2006, which the Department of Community Affairs (DCA) found in compliance. However, due to a third party challenge, the adopted plan is not in effect. Until litigation is resolved, the Miami-Dade County CDMP serves as the City's Plan (City CDMP).

20-Year Water Supply Facilities Work Plan (Work Plan) and Related Amendments

The Miami-Dade County Water and Sewer Department (MDWASD) provides potable water to the residents and businesses in the City of Doral through a retail service agreement. In addition, MDWASD serves approximately 90 percent of County residents within the Urban Development Boundary (UDB). Since the City is dependent upon MDWASD for current and future water supply needs, the City Work Plan has been drafted for consistency with the Miami-Dade County Water Supply Facilities Work Plan (2008). The County Work Plan was found in compliance by DCA on July 18, 2008.

The City Work Plan describes its service area relationship with the County, provides data and analysis on current and projected water supply and demand through 2030, LOS standards, and describes regional and local conservation, reuse initiatives, and capital improvements.

The City Work Plan states that once the adopted 2006 Comprehensive Plan becomes effective, they will make appropriate amendments to its Potable Water Sub-Element and Capital Improvements Element.

The City CDMP amendments to the Water and Sewer Sub-Element, Conservation, Aquifer Recharge, and Drainage Element, Intergovernmental Coordination, and Capital Improvements Elements would reference the potable water supply planning policies, implementation strategies, and capital improvements of Miami-Dade County, and would adopt by reference the Miami-Dade County Work Plan into the CDMP.

Comment

Council staff analysis confirms that the City of Doral has transmitted a well-documented Work Plan. However, the amendments to the CDMP only reflect how Miami-Dade County (the City's water provider) will fulfill water supply planning requirements and provide for adoption of the County Work Plan.

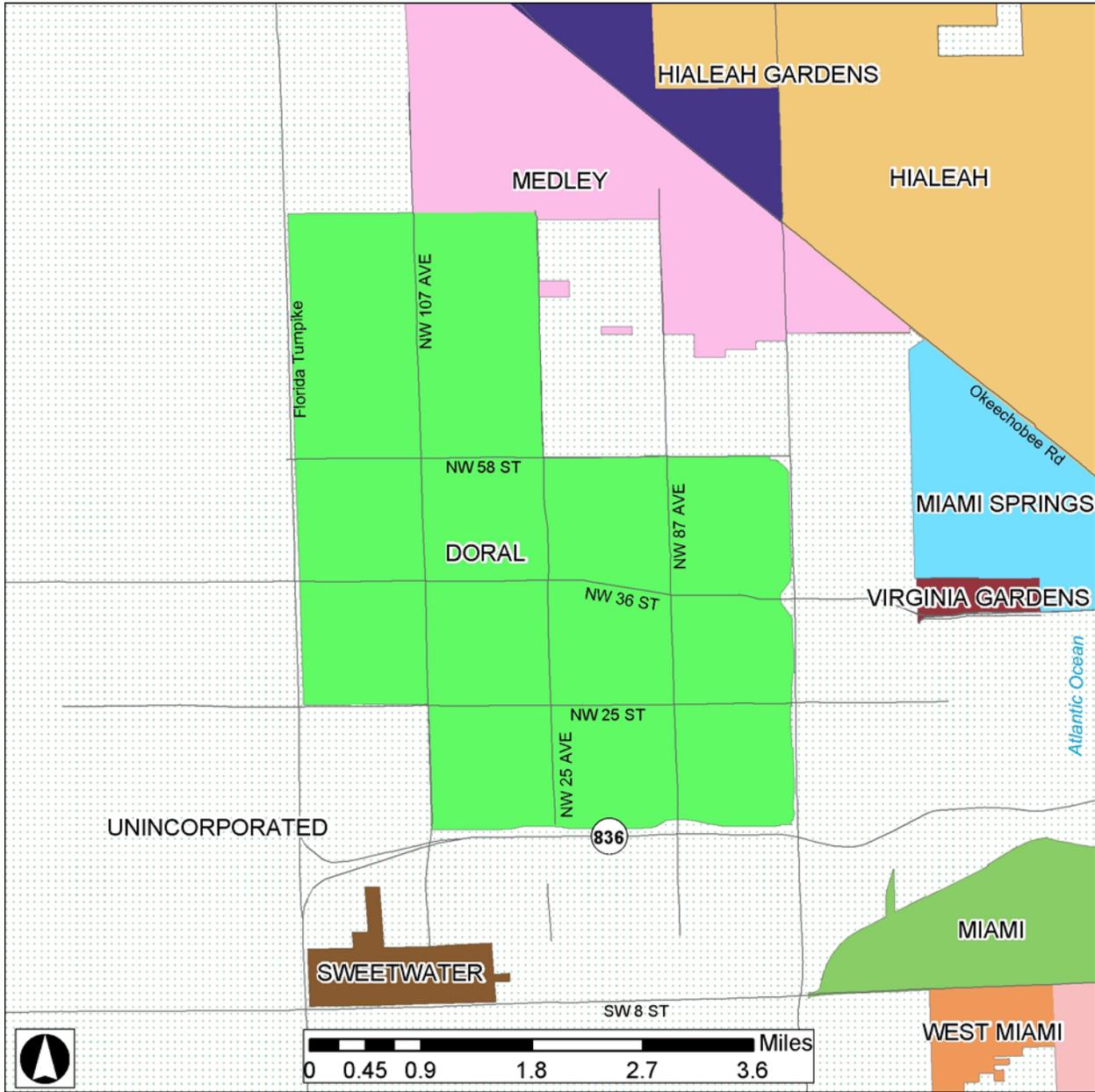
Through contact with the City, it has been made clear to Council staff that their intentions are to adjust the adopted 2006 Comprehensive Plan once it becomes effective to reflect the City's water supply planning efforts and responsibility. It is unknown when the adopted plan will become effective. Staff recommends the City revise the proposed GOPs to reflect the City's relationship with Miami-Dade County and the findings of the City Work Plan. When the adopted plan becomes effective, the City should revise it accordingly as communicated to Council staff.

The City of Doral Council unanimously approved (5-0) the transmittal of the proposed amendment at its January 14, 2009 meeting.

Recommendation

Find the City of Doral proposed amendment #09-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. 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-RWSP1

Source: Miami-Dade County, SFWMD, SFRPC.

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