



MEMORANDUM

AGENDA ITEM #6f

DATE: JANUARY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DORAL PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 11, 2007 Council staff received proposed amendment #08-1 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 34,472 residents in 2007. The City has an area of approximately 15.5 square miles, and has a density of 2,224 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

Proposed amendment #08-1 consists of two text amendments to the Comprehensive Development Master Plan. The general location of the City is shown in Attachment 1.

Proposed Text Amendment to Future Land Use Element

The Proposed Policy 1.1.1 would permit increased maximum building height within the "Downtown Mixed Use" Land Use Category. The amendment would allow height bonuses in excess of 14 stories, for projects that display excellence in design, at the discretion of the City Commission.

Staff analysis confirms that the proposed amendment would have no impact on density or intensity within the existing "Downtown Mixed Use" Land Use Category, as the change only affects building form. Typically, building height is regulated through zoning ordinances rather than comprehensive plan policies.

Staff analysis confirms that the amendment is compatible with and supportive of the goals and policies of the *SRPP*. The City of Doral Commission approved the proposed amendment by a vote of 3-0-2 at its meeting on September 26, 2007.

Proposed Text Amendments for Public School Facilities

The proposed text amendments to the Education Facilities Element and the Capital Improvements Element (CIE) implement the 2005 Growth Management legislation, which requires that local governments adopt concurrency standards for public school facilities. The initially proposed LOS standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity beginning January 1, 2008. This standard would allow for the use of relocatable classrooms and provides that when public school facilities achieve 100% utilization of Permanent FISH (no relocatable classrooms) they should no longer rely on relocatable classrooms except in temporary "operational" situations such as remodeling, renovation or expansion of a facility. The proposed amendments would include an additional policy, which establishes a goal of achieving 100% Permanent FISH capacity in all public school facilities in the County by January 1, 2018.

Proposed amendments to Objective 7.1 and Objective 7.2 of the Education Facilities Element would bring the City into compliance with the requirements of state law. The text amendment would include a new Objective 7.2 with supporting policies, for school concurrency, including establishing a level of service standard for schools. The proposed amendment to the Capital Improvements Element would insert language for public schools level of service standards, and incorporate capital improvements from the Miami-Dade County Public School Facilities Work Program, dated September 2007, by reference.

The City of Doral has proposed to allow developers to mitigate their school impacts through both traditional public schools and charter schools. However, because Charter Schools do not have the same attendance boundaries as traditional public schools, any mitigation through charter school construction may not offset the local impacts of a development project, as students may enroll in local public schools.

Miami Dade School Board staff has advised that the proposed amendment is in conflict with the proposed Interlocal Agreement (*ILA*), as it relates to mitigation options. Education Facilities Element Policy 7.2.3 would allow the establishment of charter schools as a mitigation option, which is inconsistent with the *ILA*. The *ILA* establishes the Concurrency Service Areas to be the attendance boundary of the schools impacted; therefore it incorporates charter schools and magnet schools (schools of choice with no attendance boundaries) as impact credit reductions to the impact of the development. Similarly, proposed CIE Policy 9.4.2 would provide for charter schools to be co-sponsored by Miami-Dade County Public School. However, the Miami-Dade County Public Schools staff has advised that the use of charter schools for mitigation is inconsistent with the *ILA*.

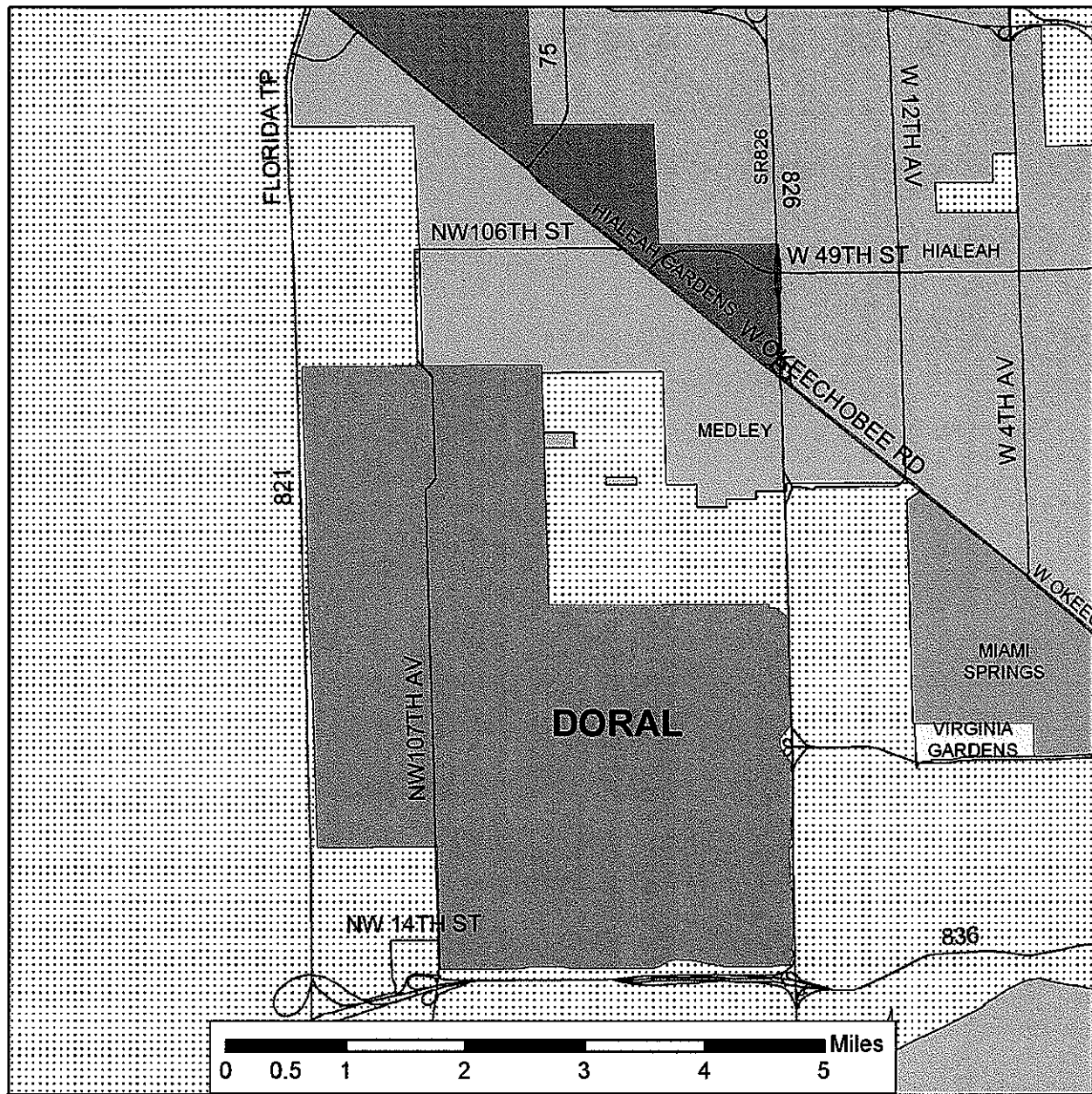
Staff review of the proposed amendment indicates that it is compatible with and supportive of the goals and policies of the *SRPP*. However, prior to adoption, the City should coordinate with Miami-Dade County Public Schools, the County, its municipalities and Council staff to ensure that the amendment is consistent with the *ILA*, including the school concurrency management system established in the *ILA*.

The City of Doral Commission approved the proposed amendment by a unanimous vote of 5-0 at its meeting on November 28, 2007.

Recommendation

Find proposed amendment #08-1 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 #08-1

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

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