

ORDINANCE 2012-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY AMMENDING POLICY 1.1.1 TO CREATE THE DORAL DESIGN DISTRICT CORE FUTURE LAND USE DESIGNATION AND TO ADD A RELATED POLICY REQUIRING THAT ALL PARCELS LOCATED WITHIN THE DISTRICT CORE PURSUANT TO THE DORAL DESIGN DISTRICT MASTER PLAN BE CONSISTENT WITH THE DESIGN STANDARDS OF THE DORAL DESIGN DISTRICT MASTER PLAN; AND TO AMENDTHE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP BY CHANGING THE LAND USE DESIGNATION FROM INDUSTRIAL TO DORAL DESIGN DISTRICT CORE FOR APPROXIMATLEY 185 ACRES GENERALLY LOCATED BETWEEN NW 79TH AVENUE AND THE PALMETTO EXPRESSWAY AND NW 36TH STREET AND NW 25TH STREET; PROVIDING FOR ASSOCIATED TEXT AND MAP CHANGES AS REQUIRED; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Doral Design District Master Plan was adopted pursuant to Ordinance 2010-28; and

WHEREAS, the Doral Design District Master Plan contemplates amendments to the City's Comprehensive Development Master Plan to implement said plan; and

WHEREAS, the City Council has been designated as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes, and has held a duly advertised public hearing and recommended approval of Hearing No. 12-01-DOR-06 to amend the Comprehensive Development Master Plan; and

WHEREAS, the City Council of the City of Doral has conducted duly advertised public hearings upon the future land use proposed by Hearing No. 12-01-DOR-06 and has considered all comments received concerning the proposed amendment to the Plan as required by state law and local ordinances; and

WHEREAS, the City Council has reviewed City staff's proposal, incorporated herein, which contains data involving and analysis supporting the text amendments and future land use change; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the City's Comprehensive Development Master Plan and supported by staff and the LPA, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA:

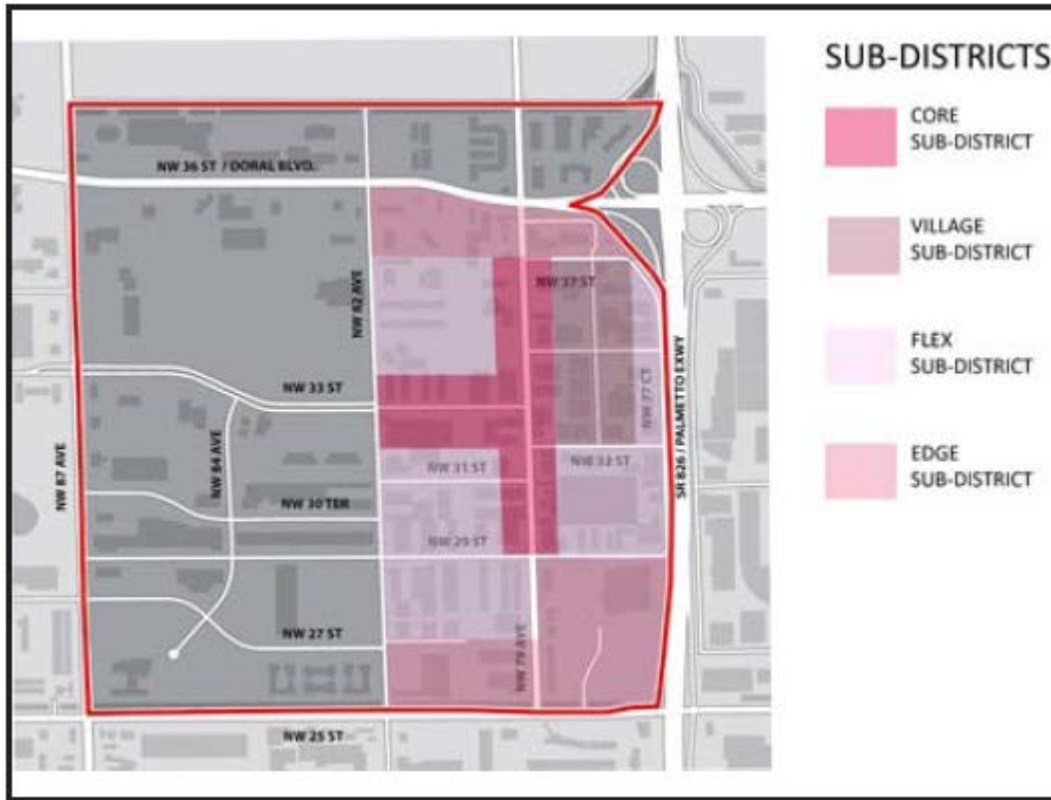
Section 1. That the City's Comprehensive Development Master Plan is amended to include the Doral Design District Core Future Land Use Category as Defined as *“Doral Design District Core (DDDC) - This land use category establishes the Core area of the Doral Design District as envisioned and defined in the Doral Design District Master Plan (adopted August 2010). The District Core is generally bounded by NW 37th Street on the north, NW 25th Street on the south, SR 826 (Palmetto Expressway) on the east, and NW 82nd Avenue to the west. The DDDC category allows industries, manufacturing operations, warehouses, mini-warehouses, offices, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, cultural facilities, entertainment and similar uses. No rock quarrying or ancillary uses are allowed. Retail and service uses (in addition to the above mentioned uses) designed to serve local businesses and residences within the category may be permitted in the category in an amount not to exceed 10% of the total floor area of the entire category. Residential uses comprised of work/live units,*

lofts and multi-family units are but are limited by the District-wide maximum of 5 units per gross acre for all District parcels combined. In addition, no more than 20 units per acre are permitted for any one single parcel. Building height is limited to the width of the public-right-of-way fronting the subject property and landscaped open space must comprise a minimum of 10% of a project site. The floor area ratio (FAR) for Design Core parcels will be as per the FAR standards contained in the adopted Doral Design District Master Plan.” Additionally to add the following text *“All parcels within the Doral Design District must adhere to the development standards in the approved District Master Plan including properties which are within the District but do not have the Design District Core land use designation.”* and to change the future land use map for approximately 185± acres generally located between NW79th Avenue and the Palmetto Expressway and NW 36th Street and NW 25th Street from Industrial to Doral Design District Core is hereby approved,

Development Schedule for the District Core:

	Core Sub-District	Village Sub-District	Flex Sub-District	Edge Sub-District
Density (Residential)	5 units/acre, 20 units/acre max. per any single development averaged across the district core	5 units/acre, 20 units/acre max. per any single development averaged across the district core	5 units/acre, 20 units/acre max. per any single development averaged across the district core	5 units/acre, 20 units/acre max. per any single development averaged across the district core
Floor area ratio (FAR) ^c	0.85 & 0.65	0.75 & 0.5	0.75 & 0.5	0.85 & 0.65
Maximum height	R-O-W Width	R-O-W Width	R-O-W Width	R-O-W Width

District Core:



Section 2. That the Planning and Zoning Director is further authorized to make the necessary Map changes (Exhibit A) as required to the Comprehensive Development Master Plan to reflect the above stated change.

Section 3. This Ordinance shall not become effective until the State Land Planning Agency issues a Final Order determining the adopted amendment to be in compliance and in accordance with Section 163.3184(9), Florida Statutes, or until the Administration Commission issues a Final Order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), Florida Statutes.

Section 3. This Ordinance shall not become effective until the State Land Planning Agency issues a Final Order determining the adopted amendment to be in compliance and in accordance with Section 163.3184(9), Florida Statutes, or until the Administration Commission issues a Final Order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), Florida Statutes.

The foregoing Ordinance was offered by Councilman Cabrera, who moved its adoption. The motion was seconded by Councilman Boria and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Peter Cabrera	Yes
Councilman Luigi Boria	Yes
Councilwoman Ana-Maria Rodriguez	Yes

PASSED AND ADOPTED on first reading this 25 day of January, 2012.

PASSED AND ADOPTED on second reading this 22 day of August, 2012.



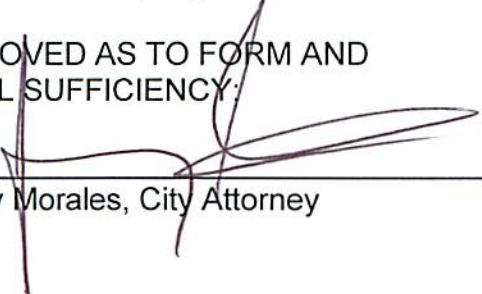
Juan Carlos Bermudez, Mayor

ATTEST:



Barbara Herrera, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



Jimmy Morales, City Attorney

EXHIBIT “A”



Memorandum

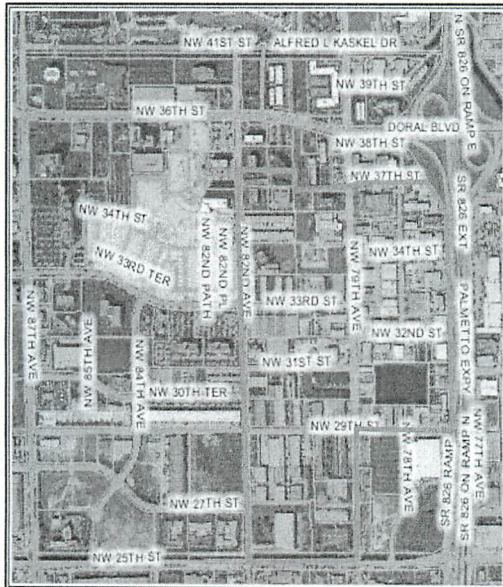
Date: December 21, 2011


To: Yvonne Soler-McKinley
City Manager

Via: Nathan Kogon, AICP
Planning and Zoning Director

From: Henry Iler, AICP
City's Comprehensive Plan Consultant

Subject: Comprehensive Plan Future Land Use Amendment – Doral Design District Core



 = Subject area

REQUEST

The application, initiated by the City of Doral, requests the following:

1. Text amendment to Policy 1.1.1 of the Future Land Use Element of the Comprehensive Plan creating the Doral Design District Core (DDDC) land use category.
2. Future Land Use Map Amendment changing the future land use designation of the subject 185-acre area to the DDC land use category. (See Exhibit A)

PROPERTY INFORMATION

LOCATION: Generally between N/W 37th and NW 25th Streets, and between NW 82^d Avenue and the Palmetto Expressway.

SIZE OF PROPERTY: 185± acres

FUTURE LAND USE: Industrial.

APPLICANT: City of Doral

RECOMMENDATION:

Staff recommends approval of the text amendment, contained herein, to Policy 1.1.1 of the Future Land Use Element, contained on page 4 herein, creating the Doral Design District Core (DDDC) land use category, and the Future Land Use Map amendment changing the subject 185-acre area land use to

Doral Design District Core. In addition, the following FLUE policy is proposed to address all Doral Design District Master Plan Area parcels:

FLUE Policy: "All parcels within the Doral Design District must adhere to the development standards in the approved District Master Plan including properties which are within the District but do not have the Design District Core land use designation."

BACKGROUND

The Design Core is approximately 185 acres in size, and generally bounded on the north by NW 37th Street, south by NW 25th Street, west by NW 82nd Avenue, and east by the Palmetto Expressway. Most of the area is comprised of light industrial uses such as mini-warehouses, offices, showrooms and distribution centers. It is well-located near existing commercial and industrial employment centers, 3 major regional transportation corridors, and the Miami International Airport.

In August 2010, City Council approved the Doral Design District Master Plan (see Exhibit B) which identifies the subject area as the "core" of the larger Design District (320 acres), a fast-growing, regionally-strategic destination suitable for new growth and expanding unique job opportunities. It also establishes the framework for the future development in the area and recommends creation of a new land use category entitled "Doral Design District Core" (DDDC). The DDDC is intended to promote existing tile and marble industries in the area by facilitating the continued development as an internationally-renowned mixed-use, vibrant materials design district for residents and visitors.

The future land use of the proposed design core is entirely Industrial. Several parcels southwest of NW 29th Street and NW 79th Avenue are within the Community Mixed Use Opportunity Area (CMUOA). Table 1 below shows the existing and future land use patterns surrounding the subject area.

Table 1: Existing and Future Land Use Patterns around the Subject Area

Area	Existing Land Use	Future Land Use Designation
North	Golf Course, Multi-Family Apartments/Condominiums, Light Manufacturing and Food Processing, Vacant Land	Downtown Mixed Use, High Density Residential & Industrial
South	Office, Retail Outlet, Warehouse/Storage	Industrial & Business
East	Palmetto Expressway	N/A
West	Light Manufacturing, Offices, Vacant Land	Industrial, Downtown Mixed Use & Office/Residential

Note: CMUOA = Community Mixed Use Opportunity Area; DMUOA = Downtown Mixed Use Opportunity Area; UCBD = Urban Central Business District.

The proposed Design Core category is consistent with the land use pattern of the subject area. There are a number of industrial, commercial and office uses situated around the site to the north, south and west. The Downtown Mixed Use Opportunity Areas, Community Mixed Use Opportunity Areas and Urban Central Business District areas are located to the west. These designated opportunity areas are located in close proximity to the City's downtown core and are targeted for higher intensity mixed-use development in the City.

Staff is moving forward in efforts to implement the vision of the Doral Design District Master Plan and has prepared this DDDC amendment request and report. The amendment will promote existing tile and marble industries, and to continue to grow a unique mixed use employment center in the City.

CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

Any proposed amendment to the City's Comprehensive Plan must demonstrate consistency with the Plan's goals, objectives and policies. The following policies are most relevant to this proposed FLUM amendment.

FLUE Policy 1.1.9: Work toward correcting the current over-abundance of industrial uses in the City by considering and proposing land use changes in the future that will create a balanced land use mix, more typical of healthy, thriving cities.

The subject area is comprised primarily of the Industrial future land use category which only permits industrial uses in the area. The proposed Doral Design District Core (DDDC) land use will permit a mix of uses that will help balance out the over-abundance of industrial uses in the area. The DDDC land use category would permit a variety of uses including industrial, commercial, office, institutional, public facilities, civic and residential use. The vision of the Doral Design District Master Plan is to create a vibrant mixed use district with a thriving specialty employment center.

FLUE Policy 1.1.13: Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by dictating compact development, mixed-use where appropriate, and protecting single-family neighborhoods.

The subject area is essentially built-out and located within the City's urban service area. Businesses within this area are served by existing public facilities primarily provided by Miami-Dade County and this will continue if the proposed land use category is approved. The proposed land use category also promotes compact development and efficient use of land, and provides rich redevelopment potential. The District Design Master Plan promotes smart growth and envisions the subject district area as a vibrant, pedestrian-friendly, walkable community; all elements not indicative of sprawl..

TE Policy 2.5.3: Increase the number of bicycle trips to work by City residents by one percent of all work trips through provision of bicycle facilities by 2015. Based upon the 2000 Census, bicycle trips to work by City residents accounted for 0.07 percent of all work trips made by City residents.

The Design District Master Plan is consistent with the City's Bikeway Plan and Parks Master Plan and aims to develop linkages and connections to area bicycle and parks systems; creating a safe, cohesive and enhanced pedestrian environment both within the proposed district and to the larger Doral community. The approval of the proposed Doral Design District Core land use category will facilitate the approved Design District vision.

TE Policy 2.6.3: Encourage land uses and densities that promote public transportation in designated public transportation corridors consistent with the Future Land Use Element.

The Miami-Dade Transit system provides services adjacent to the subject area along Doral Boulevard, NW 82nd Avenue and NW 25th Street. Additionally, the Doral Trolley runs through the subject area along NW 79th Avenue. The proposed new land use is a high intensity mixed use land use category that will enhance transit ridership and make transit service more accessible in the City. It is also consistent with

the City's Transportation Element but setting up an mixed, urban land use designation that will have a positive impact on public transportation in Doral.

HE Policy 3.1.1: Through the City's adopted Future Land Use Map and land use designations, promote a mix of residential land use categories and densities throughout the City.

The new Doral District Design Core would permit residential development and promote a mix of high density residential uses in the area. The residential uses envisioned are work/live units, lofts and multi-family units; creating a greater variety of housing choices and generating a healthier balance in the available housing stock.

PROPOSED DORAL DESIGN DISTRICT CORE

Implementation of the Doral Design District Core (DDDC) land use category requires a text amendment to the Future Land Use Element (FLUE) of the Comprehensive Plan. Policy 1.1.1 of the FLUE describes the future land use categories contained in the adopted Future Land Use Map and the development standards for each land use category. The text addition to FLUE Policy 1.1.1 for the proposed DDDC land use category is presented below.

*"*Doral Design District Core (DDDC) - This land use category establishes the Core area of the Doral Design District as envisioned and defined in the Doral Design District Master Plan (adopted August 2010). The District Core is generally bounded by NW 37th Street on the north, NW 25th Street on the south, SR 826 (Palmetto Expressway) on the east, and NW 82nd Avenue to the west. The DDDC category allows industries, manufacturing operations, warehouses, mini-warehouses, offices, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, cultural facilities, entertainment, and similar uses. No rock quarrying or ancillary uses are allowed. Retail and service uses (in addition to the above mentioned uses) designed to serve local businesses and residences within the category may be permitted in the category in an amount not to exceed 10% of the total floor area of the entire category. Residential uses comprised of work/live units, lofts and multi-family units are but are limited by the District-wide maximum of 5 units per gross acre for all District parcels combined. In addition, no more than 20 units per acre are permitted for any one single parcel. Building height is limited to the width of the public-right-of-way fronting the subject property and landscaped open space must comprise a minimum of 10% of a project site. The floor area ratio (FAR) for Design Core parcels will be as per the FAR standards contained in the adopted Doral Design District Master Plan.*

NON-CORE DISTRICT PARCELS

The proposed Design Core category does not include several Office/Residential, Industrial and Business parcels which are within the Doral Design District. These parcels comprise approximately 120 acres and should be allowed to develop under the uses and development intensities of their current land use designations, but also adhere to the development standards contained in the adopted Master Plan. The following FLUE policy is proposed to accomplish this recommendation:

FLUE Policy: "All parcels within the Doral Design District must adhere to the development standards in the approved District Master Plan including properties which are within the District but do not have the Design District Core land use designation."

DEVELOPMENT POTENTIAL

The Design Core has a future land use designation of Industrial. Utilizing the development standards of that category, the theoretical maximum development potential for the area’s current future land uses are calculated and presented in Table 2 below.

Table 2: Current Maximum Development Potential of the Subject Area

Future Land Use Designation	Potential Maximum Development
Industrial*	4,390,800 sq. ft.
TOTAL	4,390,800sq. ft. (non-residential)

*Building height is limited to the width of the public right-of-way. However, for this maximum theoretical development potential the application assumes only 1st story development.

According to Table 2 above, the current future land use designations of the area would permit an estimated maximum development in the Core area of 4.4 million square feet of industrial uses.

The proposed Design District Core future land use category will allow industries, manufacturing, warehouses, office buildings, showrooms, public facilities, offices, hotels, medical offices and hospitals, convention facilities and similar uses. These uses are permitted in the area’s current future land use designations. However, the proposed DDDC land use category will also allow retail, service and residential activities and allow those uses to become better integrated within developing mixed use Core sites. Developers must also comply with several use restrictions for the larger 320-acre Design District of which the Core is an integral part. The District-wide restrictions are:

- 1.) Residential uses, comprised of work/live, loft and multi-family units, are limited to no more than 5 units per gross acre within the entire District and a maximum of 20 dwelling units per gross acre for any single development.
- 2.) Retail and Service uses, primarily designed to serve local businesses and residences, are permitted in the amount not to exceed 10% of the total floor area of the entire District.

The floor area ratio (FAR) for Design Core parcels will be as recommended in the adopted District Master Plan. The estimated zoning district composition of the subject area is approximately 70% Industrial, 15% Industrial Commercial and 15% Corridor Commercial. Utilizing the development standards in Chapter 68 of the City’s Land Development Code, the theoretical maximum development potential of the DDDC land use category is calculated and presented in Table 3 below.

Table 3: Maximum Development Potential with the Proposed DDDC Land Use Category

Use	Maximum Development
Residential	925 dwelling units
Non-Residential*	5,941,600 sq. ft.

*Building height is limited to the width of the public right-of-way for land zoned I and IC. However, for this maximum theoretical development potential, the application assumes only 1st level development.

Table 3 above indicates that a theoretical maximum development of 5.9 million square feet of non-residential uses and 925 residential dwelling units would be permitted if the proposed Doral Design District Core land use category is approved. Assuming 3.07 persons/household and 8% vacancy rate, the estimated population of the Core at build-out would be 2,613. Factoring in the floor area of the

residential units, the maximum development potential of the proposed DDDC area, non-residential and residential parcels combined, will be considerably higher than the current land use mix at redevelopment build-out which should occur over the next 20-30 years.

At this time, the area is essentially fully developed. This theoretical maximum development potential assumes 100% redevelopment of the entire area, and realistically, this may never be achieved when factoring additional development requirements such as parking needs, open green space and building setback lines which will significantly limit site development. If the DDDC land use category is approved for the area, existing uses will continue to operate for many years to come and new development may occur by extension of existing businesses or full redevelopment of individual parcels, but that will be in the distant future.

PUBLIC FACILITIES AND SERVICES

State law requires local governments to evaluate all applications for land use amendments for the availability and adequacy of public facilities to accommodate the proposed change. The impact analysis must be based on the maximum development potential of the proposed land use change. A summary of the City’s public facilities and service impacts is provided below.

Traffic

Table 4 below shows the best available data for current (2009) roadway level-of-service (LOS) within the subject area. According to Table 3 below, most roadway facilities in the subject area are currently operating at or below LOS standard. The only roadway facility operating above LOS is NW 79th Avenue.

Table 4: Current (2009) Roadway Segments Level-of-Service (LOS)

Road	Limits	Jurisdiction	Functional Classification	No. of Lanes	LOS Standard	Existing LOS
NW 36 St.	SR 826 - 87 Ave.	County	Principal Arterial	6D	D	D
NW 33 St.	79 Ave. - 82 Ave.	City	Local Road	2	D	D
NW 25 St.	SR 826 - 87 Ave.	County	Minor Arterial	4	D	E
NW 82 Ave.	25 St. - 41 St.	City	Local Road	2	D	F
NW 79 Ave.	25 St. - 36 St.	City	Collector	4D	D	C

Source: City of Doral Transportation Master Plan (2010).

The proposed new DDDC land use category is expected to increase traffic counts on these roadway facilities over the long-term, since the possible permitted densities and intensities of development are significantly higher than the use maximums permitted by the area’s current future land use designations. However, any additional traffic from this amendment would not be felt for many years due to the fact that the area is essentially built-out and it will take 10-15+ years for any significant redevelopment to occur. In addition, the Design District Core is a mixed use category which should operate over time to reduce auto-dependency, shorten work trips and make biking/walking more feasible for everyday trips. These sustainable features will serve to reduce projected future traffic volumes for residents, visitors and workers.

At this broad land use stage, the incremental traffic impact of the land use change is analyzed rather than the impact of a specific development project. More precise and detailed traffic analysis of traffic impacts will be performed at the time of site plan approval and rezoning for redevelopment or new development in the subject area. The City will continue to monitor LOS on critical roadways within the area, update traffic counts and implement Transportation Master Plan recommendations to improve future traffic conditions citywide.

Potable Water

The level-of-service (LOS) standard for potable water in the City is 200 gallons per capita per day (gpcd) which encompasses both residential and non-residential uses. Table 4 below details the maximum anticipated demand for potable water with the area’s current and proposed future land use.

Table 4: Potable Water Demand

Future Land Use Designation	LOS Standard (gpcd)	Maximum Impact	Potable Water Demand (gpd)*
Industrial (Current)	200	0 dwelling units	-0-
Doral Design District Core (Proposed)	200	925 dwelling units*	522,600

*Population estimate based on a person’s per household rate of 3.07 (2010 U.S. Census) and 8% vacancy rate.

Potable water to the area is provided by Miami-Dade County. Table 4 shows that the proposed land use change to the Doral Design District Core category will generate a demand of 522,600 gallons per day (gpd) more than the current future land uses in the subject area. This is due to the introduction of residential use in the Design District Core category. However, in reality this projection is misleading and inaccurate due to the fact that the City’s Comprehensive Plan contains no LOS water standard for non-residential development. As previously stated, the proposed amendment will increase the maximum development intensity of this site, but only over a 20-30 planning period when parcels have time to redevelop under the new rules. In the short-to-mid term future, this amendment will not impact the County’s water facilities. Data contained in the County’s 2010 Evaluation and Appraisal Report indicates that the current system capacity of 473 million gallon per day is sufficient capacity to accommodate its service area, including the City of Doral through 2020.

Sanitary Sewer

The level-of-service (LOS) standard for sanitary sewer in the City is 100 gallons per capita per day (gpcd), which encompasses both residential and non residential uses. Table 5 below shows the anticipated wastewater generated with the area’s current and proposed future land use designation.

Table 5: Sanitary Sewer Demand

Future Land Use Designation	LOS Standard (gpcd)	Maximum Impact	Wastewater Generated (gpd)
Industrial (Current)	100	0 dwelling units	-0-
Doral Design District Core (Proposed)	100	925 dwelling units*	261,300

*Population estimate based on a persons per household rate of 3.07 (2010 U.S. Census) and 8% vacancy rate.

Sanitary sewer service to the area is provided by Miami-Dade County. Table 5 shows that the proposed land use change to the Doral Design District Core category will generate a sanitary sewer demand of 261,300 gallons per day (gpd) more than the current future land uses in the subject area. However, in reality this projection is misleading and inaccurate due to the fact that the City’s Comprehensive Plan contains no LOS sanitary sewer standard for non-residential development. As previously stated, the proposed amendment will modestly increase the maximum development intensity of this site, but only over a 20-30 planning period when parcels have time to redevelop under the new rules. In the short-to-mid term future, this amendment should not impact the area’s sanitary sewer facilities. Information

presented in the County's Evaluation and Appraisal Report indicates that the current system capacity is 375.5 million gallons per day, which is sufficient capacity to accommodate its service area, including the City of Doral through 2020.

Drainage

No significant impacts are expected on area wide drainage facilities. The City requires all new development and redevelopment to provide adequate on-site drainage prior to building permit, and permits from all applicable regional and local drainage agencies.

Solid Waste

Solid waste capacity in the County-wide disposal system is available to serve the proposed land use amendment.

Public Schools

Utilizing a correlation of 1:0.3 between population and student enrollment, the proposed new future land use designation of Doral Design District Core, at build-out, will generate a total of 784 students in grades K-12. The current Industrial land use does not permit residential units thus no school children are generated. Public school facility planning in the City is the responsibility of Miami-Dade County Public Schools (MDCPS). MDCPS has a school concurrency management system that requires all new residential development to be evaluated for impacts to existing and planned public facilities in the County. These impacts are mitigated by impact fees from any new residential development to accommodate projected student enrollment. At this broad land use stage, the impact of the land use change is analyzed rather than the impact of a specific residential development project. A detailed assessment on school concurrency will be required when a specific residential development project is submitted for the subject property.

Parks and Recreation

The City's adopted parkland level-of-service standard is 3.25 acres per 1,000 population. If fully developed, the DDDC land use amendment could generate an additional park demand of 8.5 acres. However, in reality this would not probably occur for many years. The existing industrial/commercial/office development mix built-out in the area is expected to be maintained as a viable land use pattern for years to come and thus no actual impact on the parks system is expected in the foreseeable future. Currently, Doral has an existing park system capacity of 109 acres. The City will continue to monitor the LOS in park space and implement the capital projects listed in the Parks and Recreation System Master Plan (July 2010) to address existing and projected needs.

ANALYSIS

The adoption and approval of the proposed new Doral Design District Core (DDDC) future land use category is first step towards implementing the vision of the subject area as a vibrant, mixed-use employment center specializing in key industrial and manufacturing industries. It is also the recommended vision in the approved Design District Master Plan (2010).

The new DDDC category permits all uses identified in the area's current future land use designations. However, it will enable a wider variety of permitted uses, and allow higher density residential development. The proposed new land use category is suitable for the area because it promotes greater integration of higher-intensity mixed uses and consistent with the Design District Master Plan vision. The new land use is also compatible and complements adjacent higher intensity used located in the City's downtown core area.

The impact analysis provided in this report shows that the proposed DDDC land use category will significantly increase demand and impacts on the City's public facilities compared to the current land use designations at maximum build-out. The enhanced additional residential component introduced by the Design Core standards will increase impacts on City parks and the MDC school system also. However these impacts will not be felt for 10-15+ years due to the fact that the Core is essentially built-out today and it will take many years for established, developed parcels to determine that its economically feasible for them to redevelop under the new rules. In the short-to-mid term future, the amendment will have little to no impact on roads, infrastructure, parks and/or schools.

The City will continue to monitor public facility levels -of-service and implement planned capital projects to address existing and projected needs. The subject area is located within the City's urban service area and will be served by existing potable water, sanitary sewer and solid waste services provided by Miami-Dade County. According to the County's 2010 Evaluation and Appraisal Report, there is adequate capacity to serve the City through 2020. At this broad land use stage, the impacts of the land use are analyzed rather than the impacts of a specific development project. The impacts of the land use is also based on a theoretical assumption that the area will be 100% redeveloped to its maximum development potential, which is highly unlikely because the subject area is already fully developed. More precise and detailed analysis of public facilities impacts will be required at the time of site plan approval and rezoning for development or new development on individual parcels in the area.

The proposed land use category is consistent with the goals, objectives and policies of the City's Comprehensive Plan. The amendment will reduce the amount of industrial uses and promote higher density mixed-uses in close proximity to the City's downtown core. Additionally, the land use will encourage a greater variety of housing by permitting higher density live/work units, lofts and multi-family units, and promoting a more balanced and diverse housing supply. The DDDC will also encourage pedestrian-oriented spaces and alternative modes of transportation with higher intensities and mix of development near public transportation routes and more potential linkages for alternative modes of transportation. These elements facilitate the implementation of the City's adopted Bikeway and Parks Master Plans.

If the proposed new DDDC land use category is adopted, it is also recommended that a new zoning district be created to implement the category consistent with the vision of the Design District Master Plan. In addition, the following FLUE policy is proposed to address all Doral Design District parcels:

FLUE Policy: "All parcels within the Doral Design District must adhere to the development standards in the approved District Master Plan including properties which are within the District but do not have the Design District Core land use designation."

Exhibit A

Existing & Proposed Future Land Use

Exhibit B

Doral Design District Master Plan
(Vision and Land Use Components)

Available for Reference in City Clerk's Office

Comprehensive Plan Future Land Use Amendment – Doral Design District Core

Approved Disapproved
For Funding Availability

NA

Eliza Rassi, Finance Director

Approved Disapproved
For Legal Sufficiency

Joe Jimenez, Assistant City Attorney

Approved Disapproved

Yvonne Soler-McKinley, City Manager

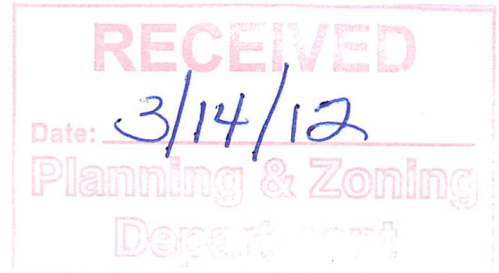
Rick Scott
GOVERNOR



Cynthia R. Lorenzo
INTERIM EXECUTIVE DIRECTOR

March 8, 2012

The Honorable Juan Carlos Bermudez
Mayor, City of Doral
8300 NW 53rd Street
Suite 100
Doral, Florida 33166



Dear Mayor Bermudez:

The State Land Planning Agency has completed its review of the proposed comprehensive plan amendment for the City of Doral (Amendment No. 12-1ESR), which was received on February 9, 2012. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Agency's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Bill Pable, AICP, at (850) 717-8534, or by email at bill.pable@deo.myflorida.com.

Sincerely,

James D. Stansbury
Regional Planning Administrator

JDS/bp

Enclosure(s): Procedures for Adoption

cc: Nathan Kogan, Planning Director, City of Doral
James Murley, Executive Director, South Florida Regional Planning Council

The Caldwell Building 107 E. Madison Street Tallahassee, Florida 32399-4120
850.245.7105 TTY/TDD 1-800-955-8771 Voice 1-800-955-8770 FloridaJobs.org



**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



FLORIDA
DEPARTMENT of
ECONOMIC
OPPORTUNITY

1e Caldwell Building | 107 E. Madison Street | Tallahassee, Florida 32399

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Mr. Nathan Kogon, AICP
Director of Planning and Zoning
City of Doral
8300 NW 53rd Street, Suite 100
Doral, Fl 33166

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