



Comprehensive Plan

2013 Update

Part I: Goals, Objectives, and Policies

Prepared by:



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City of Doral
Comprehensive Plan
Goals, Objectives, and Policies

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INTRODUCTION

Under State law, the municipal comprehensive plan is the ultimate regulatory authority governing all land development activities within the jurisdiction of Doral – either existing or occurring in the future. On June 24, 2003, the City was incorporated and adopted, under Section 8.03 of its new charter, the Miami-Dade County Comprehensive Development Master Plan (CDMP) as an interim comprehensive plan to serve until a new plan for Doral, tailored to the unique growth and development needs of the community, could be prepared and adopted. The interim CDMP continues to be in effect until a date certain point in the future when this new Comprehensive Plan is formally adopted by ordinance by the City Council.

The City's Land Development Code (LDC), which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Comprehensive Plan. The Land Development Code must be fully consistent with the adopted Comprehensive Plan and also further its goals, objectives and policies.

The specific authority and requirement for municipalities to do comprehensive planning in Florida derives from Chapter 163, Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. This Act substantially increases the requirements for local land use plans, associated infrastructure and other plan elements as well as mandates that local governments adopt land development regulations (or code) to implement the policies of the local comprehensive plan. The Comprehensive Planning and Land Development Regulation Act is implemented primarily via Rules 9J-5 and 9J-11 of the Florida Administrative Code, as amended. This Comprehensive Plan has been prepared to be fully consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law.

Consistent with State requirements, the City's new Comprehensive Plan is divided into two (2) components:

- ***Part I: Goals, Objectives and Policies (GOPs)***
- ***Part II: Data, Inventory, & Analysis (DIA) Reports***

This is the "Comprehensive Plan: Part I – GOPs" document, which must be formally adopted by ordinance by the City Council. The "Comprehensive Plan: Part II – Data, Inventory, and Analysis (DIA) Reports" is a separately bound document and is used to provide supporting data and conclusions as the foundation for the goals, objectives, and policies. The DIA section of the comprehensive plan is not formally adopted by the City Council.

The Goals, Objectives and Policies contained herein are organized into nine (9) plan elements (chapters). Each element addresses an important aspect of land development and growth in Doral including, but not limited to, future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination,

and capital improvements. Seven of these elements are mandated by Chapter 163 F.S. and Rule 9J-5, and the other two (parks and recreation and educational facilities) are optional elements. The Future Land Use Element also contains the official Future Land Use Map (FLUM) for the City, and specific definitions for the various future land use categories referenced in the FLUM. The City's official Zoning Map and Land Development Code must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

The Comprehensive Plan for the City of Doral has been prepared in accordance with State requirements to encourage significant opportunities for public involvement throughout the process. These opportunities included two City Council Visioning Workshops with public attendance and five Citizen Workshops held to develop consensus for the long range vision of the community. The topics for the five Citizen Workshops were: community identity and issues, parks and recreation, transportation, land use and zoning, and a wrap-up session. The conclusions and recommendations from these workshops are incorporated throughout the Comprehensive Plan.

The intent of the goals, objectives, and policies contained within this Comprehensive Plan is to provide the overall policy framework from which zoning and other land development regulations (code) can be developed. Together, the Plan and implementing tools will ensure that the development patterns for future land uses within Doral match the community vision and quality-of-life expectations of its residents.

This 2013 update of the Plan incorporates a number of individual amendments approved by the City Council since 2006. Primary among these was the adoption of a new Green Element, based on the City's double award-winning Green Master Plan in 2009. In addition, the 2012 Capital Improvement Element update has been included, as well as a small number of approved land use amendments.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Council of the City of Doral with regard to the Comprehensive Plan. It is applicable to the City of Doral Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.
2. Nothing in this Comprehensive Plan shall be construed or implied to constitute an abrogation or removal of any private, regulatory, or governmental covenant or special condition in effect on any private or public property located within the City of Doral.
3. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms that are contained in the City of Doral's Land Development Code (LDC).
4. The City Council recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the City Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the City Council's responsibility to provide for the multitude of needs of the City's growing and diverse community. Recognizing that the City Council and City agencies will be required to balance competing goals, objectives, and policies of this Plan, the primary intention of the Plan is to protect the public health, safety and welfare.
5. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Doral to the extent that the objective or policy specifies implementation.
6. Wherever the term "acres" is used in this Comprehensive Plan, it shall be taken to mean "gross acres", unless otherwise specified. In addition, standard practice rounding convention may be used in determining whether parcels meet the size or acreage standards contained in this Plan.

I. GREEN ELEMENT

Goals, Objectives and Policies

Goal: To conserve our natural resources, minimize greenhouse gas emissions, enhance community health and education, nurture city neighborhoods, and promote carbon-neutral business growth to ensure that a lush green sustainable legacy will be left for future generations of Doral residents.

Objective 1.1 **Sustainable Land Use and Design**
Continuous updating of the Future Land Use Element and Land Development Code to incorporate the latest and most feasible green development techniques, policies, and incentives as the cornerstone for the City's drive toward a sustainable future.

Evaluation Measure: Completion of at least 1 Comprehensive Plan (CP) amendment and 2 Land Development Code (LDC) revisions annually addressing green objectives, policies and requirements.

Policy 1.1.1: Continue to provide for, and promote, viable mixed use development opportunities in downtown Doral and outlying traditional neighborhood centers on the City's Future Land Use and Zoning Maps.

Policy 1.1.2: Complete the comprehensive revision of the City's LDC to incorporate green polices regulation and standards for all types of development approvals.

Policy 1.1.3: If the data is available, by July 2016, develop a system of "Community Sustainability Indicators" to measure Doral's progress in maximizing energy efficiency, reducing greenhouse gas emissions and increasing resource conservation. Measure the indicators and report the results in the Annual Budget each year starting in 2016.

Policy 1.1.4: Where appropriate, place higher densities in close proximity to transit stops. By January 2015, complete a study with recommended actions of land use and zoning densities near transit access points in Doral measuring them against a minimum transit viability density standard of 7 units per acre.

Policy 1.1.5: Search for evolving opportunities in the Future Land Use Element (FLUE) and LDC for additional cluster residential development and energy-efficient, multi-story homes on smaller lots.

Policy 1.1.6: By January 2014, consider an ordinance to expand options for accessory live/work spaces in appropriate land use categories and zoning districts.

Policy 1.1.7: For mixed use and commercial areas, ensure flexible regulations are in place to increase appropriate sidewalk commerce like street vendors, sidewalk dining and walk-up windows.

Policy 1.1.8: Continue to allow multi-vendor farmer’s markets in commercial areas and remove any unnecessary zoning barriers to sale of local farm produce by street vendor’s downtown and in selected mixed use locations.

Policy 1.1.9: Ensure that solar facilities, rain collection systems and small wind turbines for homes and other buildings in appropriate locations are permitted and can be sited under City zoning regulations without undue delay. Review side/rear yard setback and height requirements in all zoning districts and determine ways these renewable facilities can be installed with the least impact on neighbors.

Objective 1.2 **Expand Mobility and Connectivity**

Substantial expansion of mobility options conveniently available to Doral residents and visitors, and improved interconnectedness of the local multi-modal transportation systems within the City and with the regional mobility network.

Evaluation Measure 1: # of miles of bike paths developed annually.

Evaluation Measure 2: Increase in route miles and ridership on buses serving the Doral area.

Policy 1.2.1: To the greatest extent possible, implement the road and multi-modal capital projects contained in the CIE 5-Year Schedule of Capital Improvements herein.

Policy 1.2.2: Work with MDTA and MPO to increase transit service. Expand the Doral Trolley Circulator System according to ridership needs, future growth and coordination with the County transit system.

Policy 1.2.3: Work with FDOT and MDC Public Works to prepare a study of the traffic signalization system in Doral including comprehensive signal timing recommendations to optimize traffic flows and reduce congestion and energy usage. Also, work with MDC Public Works on a replacement program for all older incandescent signals and

streetlights in Doral with LED or other types of low energy light sources.

Policy 1.2.4: Incorporate criteria into the LDC requiring multi-modal connectivity to the adjacent and areawide mobility system for all new or amended development projects.

Policy 1.2.5: Officially appoint a Bicycle and Pedestrian Coordinator on staff to monitor the implementation of the Bicycle and Pedestrian Master Plan for the City.

Policy 1.2.6: Continue to give high priority in the Capital Improvements Element and annual City Budget to the construction of bicycle paths and supporting facilities recommended in the approved Parks Master Plan.

Policy 1.2.7: By July 2014, review LDC standards to ensure bicycle and pedestrian facilities are fully integrated into each project, and interconnected with adjacent and area bikeways and sidewalks. Require all commercial, industrial and multi-family developments to have adequate and secure bike racks.

Policy 1.2.8: By July 2014, implement the principles of FDOT’s “12 Steps Towards Walkable Communities” and “Healthy Street Design” into the City’s Land Development Code (LDC), 5-Year Capital Improvement Program and development review criteria.

Policy 1.2.9: Review the City’s local road system to identify local half-section and quarter section line road corridors that are currently discontinuous, but could be connected in the future. By 2014, develop a prioritized program to fill in gaps in discontinuous local road corridors.

Objective 1.3 **Smart Buildings and Places**

Significant reduction in energy consumption and greenhouse gas emissions generated by Doral’s build environment, coupled with substantial increase in utilization of renewable energy sources.

Evaluation Measure 1: Number of green certified buildings built and/or renovated in the City.

Evaluation Measure 2: Number of renewable energy systems installed in buildings.

Evaluation Measure 3: Number of on-site water conservation systems permitted.

- Policy 1.3.1:** By January 2013, adopt new Code incentives for new or renovated buildings and/or developments which attain LEED, USGBC or other recognized ‘green’ certification. Incentives must have a minimum value of \$300/home; \$1,000/commercial or industrial building; and \$2,500/land development project.
- Policy 1.3.2:** Investigate possible incentives that would encourage all new buildings in the City to obtain a certain percentage of its average daily energy usage from renewable sources.
- Policy 1.3.3:** Incorporate site design standards into the LDC requiring private development projects to orient and landscape homes and other buildings to minimize direct daily sunlight on walls and windows in the rainy season, and maximize rooftop solar exposure year-round.
- Policy 1.3.4:** Evaluate potential incentives to assist existing buildings in the City to upgrade high energy usage systems like air-conditioning and water heating to energy efficient units with high Energy Star or other recognized ratings. Also, examine ways to help homeowners and businesses make existing building shells more energy-efficient through better insulation, sealing cracks and replacement of windows.
- Policy 1.3.5:** Work with FPL to expand the utilization of its Energy Audit Program by Doral businesses and residents.

Objective 1.4**Enhance Natural Open Space and Landscape**

Continue to expand community parklands and make Doral’s landscape cover even greener and shadier while significantly reducing surface “heat islands” in the City.

Evaluation Measure 1: Annual Increase in the amount of open space and park land.

Evaluation Measure 2: Expansion of landscape shade covering previously exposed paved “heat islands” by 10% per year.

- Policy 1.4.1:** Preservation and enhancement of the City’s tree canopy is paramount. Review the Code by July 2013 and recommend, if necessary, changes to strengthen protections against illegal and/or premature tree removal. Ensure that retention of existing tree cover and close coordination with the County’s DERM is a high priority in development review by the City.

- Policy 1.4.2:** Evaluate the City’s current Landscape Code in comparison to the Florida Friendly (FF) Landscape Irrigation and Design Standards prepared by the Florida Department of Environmental Protection. By January 2014, adopt by ordinance any new or amended provisions necessary to bring the Code into full compliance with FF principles and standards. The revision should also include stronger requirements for shading of paved surfaces such as walkways, sidewalks and parking lots.
- Policy 1.4.3:** Adopt Florida Friendly Landscape Standards for all City parks and public building sites. Prepare an assessment by January 2015 of landscape improvements needed to ensure the landscapes in all parks and other significant City parcels are Florida Friendly.
- Policy 1.4.4:** Look for opportunities to preserve and expand open green space in the City. Revisit current standards for open space, parking, and local roadway dimensions with an eye toward reducing impervious area. Incentives for multi-story, cluster housing and structured parking should also be explored. Also, consider reducing parking space requirements for private developments within ½ mile of a transit stop.
- Policy 1.4.5:** Review, and amend as necessary, the Street Tree Master Plan to focus on effective shading of the sidewalk system in the City.
- Policy 1.4.6:** By January 2014, amend the City Code to require at least 10% of all required surface parking be pervious and/or heat-reflective using techniques and materials such as open cell pavers, managed turf, porous pavement and other viable options.
- Policy 1.4.7:** Analyze the paved area coverage in the City and identify the larger “heat islands.” Revise the City’s Street Tree Master Plan to include large paved parking fields and work with property owners of those facilities to incorporate landscape islands and borders.
- Policy 1.4.8:** Coordinate with the Florida Department of Environmental Protection (FDEP) and Miami-Dade County Department of Environmental Resources Management to develop a program to remove non-native, invasive plant species from City lands.
- Policy 1.4.9:** Beginning in July 2014, sponsor an annual “Tree Giveaway” event with the goal to distribute at least 2,000 Florida Friendly native trees per year to local residents along with planting and care suggestions.

Objective 1.5 **Conserve and Nurture Healthy Water Resources**

Achieve significant annual reductions in the average potable water usage by residents, visitors and businesses, and steady improvement in the water quality of Doral’s surface water bodies.

Evaluation Measure: Annual improvement in surface water quality in the city canal system.

Policy 1.5.1: Implement the recommendations of the City’s 10-Year Water Supply Facilities Work Plan adopted in 2010 and use its long-range conservation strategies as the basis to reduce water usage citywide by 25% to 150 gallons per capita per day or lower by 2017.

Policy 1.5.2: Ensure that the LDC allows buildings to incorporate and/or retrofit structural rain water harvesting features such as cisterns and rain barrels. Make such features a high priority in the Green Points System to be developed for future review of land development projects. Permit limited administrative building setback encroachments for such features.

Policy 1.5.3: Review water-saving strategies and standards recommended by the U.S. EPA Water Sense Program, and implement any appropriate revisions to the City’s applicable building policies and procedures to meet the Program goals and objectives.

Policy 1.5.4: Require that all automatic landscape irrigation systems in the City be equipped with a fully-operational rain shut-off device. Create an inspection and enforcement program by July 2013 for existing irrigation systems and inspect 25 systems per year.

Policy 1.5.5: Work with the MDC Water and Sewer Department to examine opportunities within Doral to utilize reclaimed water on area golf courses, parks and medians, and if feasible, identify an initial public demonstration project.

Policy 1.5.6: Coordinate with the South Florida Management District (SFWMD) and other agencies responsible for canals within the City to protect and improve surface water quality. The City Engineer will assess water quality in area water bodies by January 2012 and identify any projects or policies to manage and treat urban runoff the City can implement to assist State, regional and local agencies.

Policy 1.5.7: The City currently sweeps over 2500 miles of local roadways every 2 weeks. Maintain this program, and expand as necessary, in order to keep pollutants out of Doral’s waterways and produce steady improvement in surface water quality.

Policy 1.5.8: Ensure, by ordinance if necessary, that all new car washes in Doral utilize best management practices as provided in Chapter 62-660-803, Florida Statutes, and recommended by the MDC Department of Environmental Resources Management (DERM).

Objective 1.6

Community Waste Recycling and Reuse

Facilitate the growth of a “waste miser” community culture as point of pride among Doral adults and children alike, marked by aggressive recycling and reuse of discarded equipment, products and other solid waste resources.

Evaluation Measure: Increase in amount of solid waste recycled by City government by 5% per year.

Policy 1.6.1: Coordinate with the MDC Solid Waste Authority, which assesses the current recycling and reuse rates and practices in the City, and provides cost-feasible recommendations to substantially increase future reuse of waste products by City government and in the wider Doral community.

Policy 1.6.2: Increase the number of citywide recycling bins in commercial, public and mixed use areas, Incorporate bin and enclosure designs that are aesthetically-pleasing.

Policy 1.6.3: Work with the MDC Solid Waste Authority to assess the effectiveness of curbside recycling in the City, and identify strategies and programs to increase the volume of recyclable waste citywide.

Policy 1.6.4: By January 2014, challenge local business groups to work together to survey local members and develop a coordinated program to significantly increase waste recycling and reuse in the Doral business community. Possible ideas include: a “Best Business Recycler” of the year award as well as, participation in the City’s Annual Eco-Fair.

Policy 1.6.5: Ensure that the latest deconstruction best management practices are employed at all demolition and redevelopment sites in the City, and investigate incentives for the recycling of all construction debris from demolition and building sites.

Objective 1.7

Green Capital Improvements

Development of a ‘Green Component’ in the City’s Annual Budget and Capital Improvements Element which establishes higher priorities for sustainable projects and products.

Evaluation Measure: Number of capital projects built and installed that reduces greenhouse gas emissions, save energy and conserve water and other resources.

Policy 1.7.1: At the start of the budget preparation process each year, department heads will include, among existing criteria, sustainability factors such as low greenhouse gas emissions, energy savings, conservation of natural resources and long-term cost-effectiveness when considering programs and projects.

Policy 1.7.2: All planned City buildings and facilities will be constructed and/or rebuilt to meet, at a minimum, the LEED Certification Standard or higher.

Policy 1.7.3: Construct the new City Hall Complex in compliance with LEED Silver Certification standards and requirements. Create an informative walking tour within the complex highlighting the various sustainable features built into the design.

Policy 1.7.4: Ensure that the annual Capital Improvements Element Update required by the State contains projects which are consistent with this Element and consideration given to a high level of sustainability in terms of greenhouse gas emissions, energy savings and resource conservation.

Policy 1.7.5: Identify and pursue all feasible federal, State and regional grant funding opportunities for green capital improvements such as the Energy Efficiency and Conservation Block Grant sponsored by the U.S. HUD and DOT.

Objective 1.8 **Community Learning and Outreach**

Spearhead an aggressive community information program utilizing all forms of media readily-available to make it easy for property owners, residents and businesses to learn about the City’s green policies and activities, and sustainable practices that they can implement to help the environment and save real dollars.

Evaluation Measure: Number of “hits” on the ‘Green’ and ‘Personal Mobility’ sections of the City’s website.

Policy 1.8.1: Utilize the City’s website to inform and advocate for Doral’s Green City projects, policies and achievements. By January 2014, create a website area to track Doral’s green progress, and provide education and suggestions on best green practices, such as recycling and water conservation. Provide list of green educational videos, and local seminars and speakers on sustainable living. Disseminate this

information also at the annual Eco-Fair, and at public parks and governmental offices.

Policy 1.8.2: By July 2013, develop a ‘Personal Mobility’ section on the City’s website with easy-to-use links to Miami-Dade County information on ride-sharing and carpooling opportunities; transit routes, times and connections; and bicycle and pedestrian paths.

Policy 1.8.3: As part of the City’s annual Eco-Fair starting in 2013, recognize sustainable residential, commercial and mixed use buildings constructed or renovated in Doral over the past year.

Policy 1.8.4: Pursue low-impact, passive development of the City’s 51-acre Environmental Park to demonstrate and inform City adults and school about our natural resources and their vital importance to community sustainability.

Policy 1.8.5: Work with the Miami-Dade County School Board and local charter and private schools to incorporate educational modules into the basic curriculum that address natural, community and personal sustainability principles and practices.

Policy 1.8.6: Provide a wide array community education opportunities for residents and businesses on green building maintenance practices, Florida Friendly landscape programs, energy-saving techniques and resource conservation ideas.

Policy 1.8.7: Give residents and businesses multiple easily-accessible venues to learn about feasible water-conserving techniques and concepts. Encourage them to take advantage of regional and county water conservations programs including Residential Plumbing Fixture Kit, Shower Head Exchange and other similar programs.

Policy 1.8.8: Through the website and other means, regularly inform Doral citizens on what the City is doing to conserve resources, and ways residents and businesses can recycle more and save money. Readily advertise conservation opportunities like free, recycled mulch at the County’s Waste-to-Energy Plant Facility on NW 58th Street. Summarize monthly recycling “happenings and ideas” in the City newsletter.

Objective 1.9 **Promote Green Business and Job Growth**

Help take Doral’s role as a regional job center to the next level by working in partnership with our vital business community to accelerate ALL potential job growth opportunities with a special emphasis on green industries.

Evaluation Measure: Annual job growth increase of at least 5 % per year.

Policy 1.9.1: In coordination with local business groups such as the Chamber of Commerce, work to assess the City’s current employment trends and resources, and recommends specific joint projects and programs to keep the Doral business sector competitive and sustainable.

Policy 1.9.2: Every 2 years starting in 2013, the City will examine its planning, zoning and building regulations to clarify any unclear or conflicting regulations, remove unnecessary requirements and expedite development approvals.

Policy 1.9.3: Based on available studies, the City Manager will develop a reliable estimate of employment within Doral by industry beginning in 2014.

Objective 1.10 **Lead by Example**
Continue to provide inspired community leadership not only by educating and suggesting what citizens can do to sustain our future, but by setting the bar high, and showing how an organization can become green and save its clients - residents and businesses – real dollars in each annual budget.

Evaluation Measure: Reduction in greenhouse gas emissions and increase in energy savings by 5% per year.

Policy 1.10.1: Achieve the Silver Level or higher by January 2012 under the Green City Certification program administered by the Florida Green Building Coalition.

Policy 1.10.2: Designate and fund an on-going staff position entitled “Sustainability Coordinator” to facilitate the implementation of the policies and activities recommended in this Element and with the Green City application filed by Doral with the Florida Green Building Coalition (FGBC).

Policy 1.10.3: Beginning in July 2014, monitor energy use by the City on a bi-annual basis and provide a report to the City Council in July every year. Identify areas of City buildings and operations where long-term energy savings can be achieved and/or resources conserved. Propose energy-saving projects for City buildings, parks and other facilities during the budget process starting in 2015 including conversion of incandescent light fixtures to LED or other energy-saving type.

- Policy 1.10.4:** Miami-Dade County has adopted a Climate Action Plan. Actively work with the County and area cities on regional sustainable projects and programs.
- Policy 1.10.5:** By July 2014, develop and implement an Environmentally-preferred Purchasing (EPP) Program based on EPA’s 5 guiding EPP principles. Following EPP policy approval and adoption, document the implementation by each applicable department of EPP into their actual purchasing process for credit towards Green City certification.
- Policy 1.10.6:** Enhance community health by continuing to sponsor and expand the ‘Get Fit Doral’ Program, which encourages adults and kids to exercise and play on a regular basis, and sponsors activities and programs focused on that goal through the Parks Department.
- Policy 1.10.7:** By July 2012, the Parks and Recreation Department will develop a 7-year landscaping program to achieve full compliance with, and implementation of, Florida Friendly landscape and irrigation principles in all Doral community parks and other City-owned properties.
- Policy 1.10.8:** Continue to expand Doral’s commitment to “Green Fleet” principles in the operation of its vehicle fleet including use of alternative fuel and hybrid vehicles, and green maintenance practices.
- Policy 1.10.9:** Assess the feasibility of organizing and operating a carpool and preferred parking program for City employees which would facilitate the development of carpools and offer preferred parking at City Hall and other potential benefits for carpoolers. Preferred parking could also be offered to employees driving hybrids and other very efficient vehicle types to work.

II. FUTURE LAND USE ELEMENT

Goals, Objectives and Policies

Goal: Transform Doral's Future Land Use Plan into a clear and creative visionary blueprint to effectively guide the City's residents, businesses and civic leaders in the important on-going challenge of shaping Doral into THE premier place to live, work and play in Southeast Florida.

Objective 2.1: Future Land Use Map
Adoption and implementation of the Future Land Use Map (FLUM) (see next page) and the Element goals, objectives and policies herein as the official and primary standard governing land use, residential density and non-residential intensity in the City of Doral.

Evaluation Measure #1: Preparation of Citywide Signage Standards by July 2006.

Evaluation Measure #2: Preparation of a convention center feasibility study by March 2007.

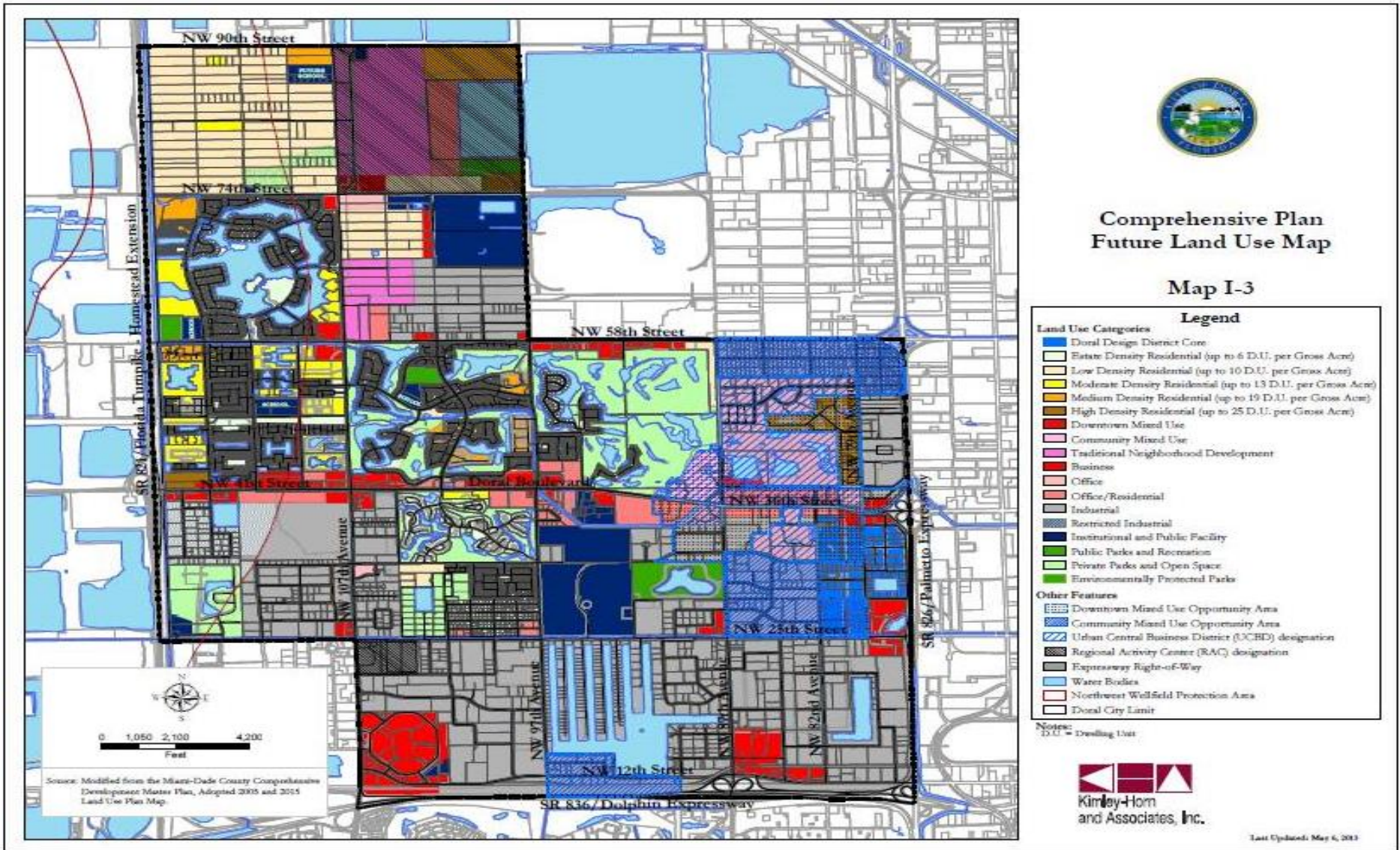
Evaluation Measure #3: Preparation of Cultural Resources Development Plan by December 2007.

Policy 2.1.1: The following future land use categories contained in the City's Future Land Use Map are identified, and the use and development standards for each defined below: Important features and special areas are also described.

* *Estate Density Residential (EDR)* - The residential densities allowed in this category shall not exceed 6 dwelling units per gross acre. This density category is characterized solely by detached single-family homes on relatively large lots. No attached residential units are allowed in this category. Building height is limited to 2 stories.

* *Low Density Residential (LDR)* - The residential densities allowed in this category shall not exceed 10 dwelling units per gross acre. This density limit may be exceeded by up to 1 additional unit per acre if a project contains a minimum of 30% detached single-family housing. The LDR category is generally

Exhibit 1: Future Land Use Map (4-12-06)



characterized by detached single-family housing, fee-simple townhomes and low-rise condominiums/apartments with extensive surrounding open space or a mixture of both housing types, provided that the maximum gross density is not exceeded. No residential use of any kind is allowed in the 250' wide Low Density area immediately west of the Business land use area along the (theoretical) NW 102nd Avenue between (theoretical) NW 73rd Street and (theoretical) NW 67th Street. Hotel condominiums are allowed on the LDR strip along NW 87th Avenue and NW 58th Street adjacent to the Doral Resorts PPOS parcel. Building height is limited to 3 stories.

* *Moderate Density Residential (MoDR)* - The residential densities allowed in this category shall not exceed 13 dwelling units per gross acre. This density limit may be exceeded by up to 2 additional units per acre if a project contains a minimum of 20% detached single-family housing. The types of housing typically found in areas designated moderate density include detached single-family homes, townhouses and low-rise condominiums/apartments. Building height is limited to 6 stories.

* *Medium Density Residential (MeDR)* - The residential densities allowed in this category shall not exceed 19 dwelling units per gross acre. The types of housing typically found in areas designated medium density include low- and mid-rise condominiums/apartments. Building height is limited to 8 stories.

* *High Density Residential (HDR)* - The residential densities allowed in this category shall not exceed 25 dwelling units per gross acre. The types of housing typically found in areas designated high density include mid- and high-rise condominiums/apartments. Building height is limited to 10 stories.

* *Downtown Mixed Use (DMU)* - This land use category is limited only to parcels 15 acres or greater in size and is designed to provide for the horizontal and vertical integration of a diversity of urban-oriented uses at the city center. Parcels between 10 and 15 acres in size may develop under the DMU category provided the residential use component does not exceed 20% (excluding hotels). For these smaller parcels, the use mix must also contain more than 60% office uses component. A sustainable component of retail/service uses (1-20%) is required as well. Hotel and related hospitality uses are allowed as part of the retail and/or office mix. In terms of location, areas designated as DMU, would be (upon approval of such a designation by the City Council), in relatively close proximity to, and on either side of, Doral Boulevard at the City's primary gateway from the Palmetto Expressway to west of NW 87th Avenue

(Galloway Road). Areas that may be deemed by the City Council as being appropriate for a DMU land use designation and associated DMU-type projects are in the Downtown Mixed Use Opportunity Area (DMUOA) depicted on the FLUM. The conceptual site design and community connectivity plans shall identify strategic locations where vertical mixed use shall occur to facilitate multimodal options. At these locations, retail/commercial service businesses shall be located on the ground floor with office/residential uses above. This shall not preclude horizontal mixed use development where the conceptual site design and community connectivity plans demonstrate that the functional arrangement of such uses achieves the purpose of the DMU category.

Subject to approval by the City Council, the use mix for the entire DMU future land use category is anticipated to be within the following ranges: residential 30%-70%, office 30%-70%, and retail/services 1% - 20%.

The base density allowed in the DMU category is limited to no more than 25 dwelling units per gross acre and maximum building height is eight (8) stories. All DMU project land use applications must be accompanied by a conceptual site design and community connectivity plan. Additional density up to 35 dwelling units per gross acre and height up to 14 stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in the City's Design Manual. A height bonus greater than 14 stories may be approved by the City Council for projects that exhibit extraordinary creative excellence with design quality over and above the minimum standards contained in the City's Design Manual. The building stories comprising the height bonus must utilize a tiered, step-back design concept that significantly reduces the visual impact of the bonus stories from street level. Landscaped open space in DMU must comprise a minimum of 10% of a project site.

Governmental and non-profit offices, parks, public facilities and recreational facilities are allowed in DMU. All zoning applications seeking to develop or redevelop within this category must be accompanied by a site-specific master development plan showing, at a minimum, the proposed uses, residential density, non-residential intensity, public realm improvements, building mass, internal transportation system, parks and open space, typical building street orientation and elevation, and external public connectivity of the proposed development.

* *Community Mixed Use (CMU)* - The purpose of this multiple use category is to provide a flexible land use palette north and south of

Doral's downtown, and at other special locations in the City such as gateways, if approved by the City Council. It is limited to parcels 15 acres in size or greater. Areas that may be deemed as appropriate by the City Council for the CMU designation and associated CMU projects are within the Community Mixed Use Opportunity Area (CMUOA) depicted on the FLUM. Retail and commercial service businesses may be permitted on the ground floor with office and residential uses above, however hotels may develop on single-use parcels within a mixed use setting. Subject to approval by the City Council, the use mix for the entire CMU future land use category is anticipated to be within the following ranges: residential 51 % - 90%, office 5% - 40%, and retail/services 1% - 20%.

The base density allowed in the CMU category is limited to no more than 19 dwelling units per gross acre and maximum building height is 8 stories. Additional density up to 25 dwelling units per gross acre and height up to 10 stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in the City's Design Manual. Landscaped open space in CMU must comprise a minimum of 15% of a project site.

Governmental and non-profit offices, parks, public facilities and recreational facilities are allowed in CMU. All zoning applications seeking to develop or redevelop within this category must be accompanied by a site-specific master development plan showing, at a minimum, the proposed uses, residential density, public realm improvements, internal transportation system, non-residential intensity, building mass, parks and open space, typical street orientation and building elevations, and external connectivity of the proposed development.

* *Traditional Neighborhood Development (TND)* - The TND concept incorporates a broad mixture of uses, unique design, hierarchy of streets, and focus on pedestrian activity, low scale community support activities, and use of community buildings and open spaces as the focal point of the neighborhood. TND areas mandate the vertical and horizontal integration of uses such as residential, business, office, civic, public facilities, education and childcare, artisan and home occupations. Residential density cannot exceed 18 dwelling units per gross residential acre and all types of housing are allowed, including detached single-family units. Building height is limited to no more than eight (8) stories. The floor area ratio shall not exceed 4.0. A conceptual master development plan is required for zoning approval. The use mix for the entire TND category is anticipated to be within the following range: residential 51 % - 90%, office 5% - 40%, and retail/services 1% - 20%.

The following criteria must be met in order to achieve the TND land use designation:

Site must be under single-ownership, cannot be located adjacent to Estate Density Residential areas and must be comprised of at least 40 contiguous gross acres;

Public parks must be provided on-site equal to at least 50 percent the City's parks level-of-service standard;

Civic uses, such as meeting halls, schools, day care centers and cultural facilities must comprise at least 2 percent of the developed area;

Business, office and light industrial uses not vertically mixed with residential cannot comprise greater than 50 percent of the gross land area; and

Site must have an internal public spine road system and be connected to a minimum of two (2) separate external public roads.

* *Business* - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102nd Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

* *Office (O)* – This category accommodates corporate, commercial and professional offices, hotels, medical buildings, and entertainment and cultural facilities. Five (5) percent of the floor area of Office parcels may contain retail and services uses. The maximum height allowed in this category is 14 stories and landscaped open space must comprise a minimum of 15% of a project site. Office parcels may be approved city-wide, including the mixed use opportunity areas, and must exhibit the same level of community design excellence and connectivity to surrounding areas as required in the DMU and CMU areas. The new City Land Development Code should establish office zoning categories that

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. 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 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Restricted Industrial (RI)* - Areas designated “RI” are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Institutional and Public Facility (IPF)* - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

Public and non-profit Institutional projects, greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

* *Public Parks and Recreation (PPR)* - This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial, administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.

* *Private Parks and Open Space (PPOS)* - The PPOS category identifies private parks and open space areas, including private membership golf courses, cemeteries, and golf-oriented resorts. Privately owned golf courses open to the public are also contained in this category. Golf courses are allowed to have ancillary uses such as clubhouses, pro shops, other recreational facilities, administrative offices, maintenance facilities, meeting rooms, lounge, small gift shop, private restaurant (owner-operated only) and ballrooms. Golf-oriented resorts in this category may also include hospitality facilities reasonably related to the resort use such as health spas and hotel rooms. The floor area ratio for ancillary uses and hospitality facilities shall not exceed 0.25.

* *Environmentally-Protected Parks (EPP)* - This category includes existing lands that are environmentally sensitive and/or exhibit unique archeological features. All EPP areas shall be managed consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource-enhancing facilities including boardwalks, nature trails, canoe trails and launches, and interpretive facilities may be provided in these areas. The floor area ratio for incidental uses shall not exceed 0.1.

* *Water Bodies* - Water bodies depicted on the FLUM are not intended for any land use and are not counted toward gross density determinations for adjacent land areas unless they are inland waters wholly owned by the applicant.

* *Downtown and Community Mixed Use Opportunity Areas* – At the time the Comprehensive Plan was drafted and adopted, areas depicted as being within a Downtown or Community Mixed Use Opportunity Area may be appropriate sites for redesignation to DMU or CMU. The Opportunity Areas are not formal land use designations and do not represent a land use change. The current underlying land use designation for the various parcels within these areas applies. The underlying land use designation within the Opportunity Areas may only be changed when the City, on its own initiative, or upon application from the respective property owner(s) applies for an amendment to the Future Land Use Map. Such applications will be considered by the City Council in accordance with the requirements set forth in Chapter 163, Florida Statutes. The City reserves legislative discretion to adopt or deny any such amendments. The fact that a property may be situated within a Downtown and Community Mixed Use Opportunity Area does not create or establish: (1) any vested rights for or to development; or (2) any expectation of a future use of the property.

* *Regional Activity Center (RAC)* - The Foreign Trade Zone (FTZ) site located at the southeast corner of 25th St. and 107th Av. and certain lands located in Section 8 (Township 53 South, Range 40 East), as depicted on the adopted FLUM, are hereby designated as “Chapter 380 Regional Activity Centers” pursuant to Chapter 28-24.014(10)(b)2, Florida Administrative Code.

* *Urban Central Business District (UCBD)* – The downtown core area roughly described as the 120-acre Beacon City Center site located east of NW 87th Avenue between NW 54th Street and NW 48th Street, the 50-acre Ryder Shoma site on Doral Boulevard west of NW 82nd Avenue, and the 200-acre Doral Resort site located east of NW 87th Avenue between NW 48th Street and NW 41st Street,

and west of NW 82nd Avenue between NW 48th Street and Doral Boulevard, as depicted on the adopted FLUM, is hereby designated as “Urban Central Business District” pursuant to Chapter 28-24.014(10)(b)1, Florida Administrative Code.

* *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.

- Policy 2.1.2:** Ancillary uses and activities such as clubhouses and private restaurants owned by a homeowners’ association, neighborhood community centers, small daycare centers, low-impact public facilities and utilities, and parks and recreational facilities are allowed in each residential category above.
- Policy 2.1.3:** All building height restrictions enumerated in the future land use categories within this element are subject to any additional limitations imposed by the flight operations of Miami International Airport (MIA).
- Policy 2.1.4:** Churches are allowed in all land use categories on the FLUM; however, if planned in or near neighborhoods, adverse impacts to the tranquility of the residents around the church and in the surrounding neighborhood must be minimized to the maximum extent possible.

- Policy 2.1.5:** Small-scale public facilities and utilities less than 1 acre in size intended to serve the immediate needs of the residential community may be permitted on compatible sites in all residential land use categories subject to adequate design and buffering as determined by the City
- Policy 2.1.6:** Home occupations may be approved in all residential land use categories as a conditional use provided the activity is secondary and incidental to the primary residential use, maintains a residential appearance, does not adversely impact the surrounding neighborhood and complies with all other applicable criteria contained in the City Land Development Code (LDC).
- Policy 2.1.7:** Congregate living facilities, group homes, foster homes, nursing homes and day care facilities shall be allowed in all residential land use categories provided they are consistent with the LDC. A maximum of 2.5 occupants in these types of facilities shall be considered one (1) dwelling unit for purposes of determining allowable density.
- Policy 2.1.8:** Development of new detached single-family neighborhoods with lots large enough to accommodate growing families are a very high priority of the City Council in considering future residential development in Doral. All residential land use and zoning applications must make every effort to incorporate significant levels of detached single-family units in their housing mix.
- Policy 2.1.9:** Work toward correcting the current over-abundance of industrial use 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.
- Policy 2.1.10:** Fully-gated residential communities are discouraged in the City of Doral. Future residential projects must provide a “spine” public road system through the development with multiple connections to separate links of the surrounding public road system.
- Policy 2.1.11:** Whenever there is a conversion of industrial lands to residential use, extensive buffering will be required to help protect the new neighborhood.
- Policy 2.1.12:** By December 2007, develop a Cultural Resources Development Plan which lays out a strategy and implementation program to encourage private developers, non-profit groups, and/or governmental agencies, in partnership with the City where feasible, to build a range of cultural facilities in Doral such as museums,

public gardens, art galleries/festivals, amphitheater, indoor theater and cultural center. Consider the creation of an “Arts” District.

Policy 2.1.13: 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 efficient use of public facility capacity and resources, while protecting single-family neighborhoods.

Policy 2.1.14: Monitor on a quarterly basis the significant number of public and industrial facilities inside and outside the City that adversely impact Doral’s quality-of life, such as the Medley Landfill, MIA overflights, rock mining/blasting and the County Recourse Recovery Facility, and work with the operators of these facilities to reduce the negative impacts to Doral businesses and residences over time.

Policy 2.1.15: By July 2006, prepare Citywide Signage Standards for the City, and incorporate sign design and siting standards into the City Code.

Policy 2.1.16: Working with local hotel developers and the Miami-Dade County Tourism agency, prepare a convention center feasibility study by March 2007.

Policy 2.1.17: Transfer of Development Rights (TDRs) from parcels dedicated for public community parks and schools to lands outside of a proposed development may be allowed, provided that any density increase in receiving parcels is not more than 20% above the density limit of the associated future land use category. Receiving parcels shall be places that are appropriate for extra development because of their proximity to jobs, shopping, schools, transportation, and other urban services, including moderate, medium or high density residential areas as well as lands designated for mixed use development. Specific City Council approval of all such transfers is required. If public funds were used to purchase the park or school, and the purchase price included the development rights, then the development rights shall not be transferred. When a receiving site is located in the Low Density Residential category, the minimum 30% detached single-family housing requirement shall not apply; however, the developer shall make every effort to incorporate significant levels of detached single-family units in their housing mix.

Policy 2.1.18: Building height in the new Land Development Code will be calculated using 1 story equal to 12 feet in height to the roof line. Architectural features may be approved up to 20 feet above the roofline by the Community Development Director.

Policy 2.1.19: All lawful existing land uses are deemed to be compatible with this Future Land Use Element provided such uses are in full compliance with their respective valid development orders and approvals, and the use does not cause substantial public harm, as determined by the City Council. In addition, currently valid development orders, development permits and vested rights approvals are also deemed to be compatible with this Future Land Use Element provided they have and maintain valid currency/capacity reservations for all required public facilities, including roadways, and the proposed use will not cause substantial public harm, as determined by the City Council.

Policy 2.1.20: Code enforcement and other available regulatory measures shall be used to prevent incompatible land uses from locating adjacent to or near otherwise stable and viable uses, especially residential neighborhoods. The rezoning process may be used to discourage residential development in close proximity to industrial zoned areas and areas with unacceptable noise and/or odor levels. Incompatible non-residential land uses within established residential neighborhoods may be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area. Where it is physically not feasible to separate incompatible land uses such as residential and non-residential, buffering shall be required to promote a smooth land use transition. Buffering shall be specified in the Land Development Code and may include the following:

- a) Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or
- b) The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.

Policy 2.1.21: Encourage Miami-Dade County to dedicate the east 40ft of NW 102nd Avenue (theoretical) along the west edge of the Resource Recovery Facility parcel and install a buffer.

Policy 2.1.22: Monitor and enforce the citywide percentage mixture of uses within the mixed-use future land use categories, including DMU, CMU, TND, and OR, by creating and having a publicly accessible inventory of all existing uses within each mixed use category and continuously updating the use mix with each new development approval, certificate of use and occupancy. Concurrency evaluation will assume the land use that would generate the greatest impact

under the current percentage mixture of uses as permitted in the future land use designation.

Policy 2.1.23 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.

Objective 2.2: **Land Development Code**
Maintain, and revise as necessary, an effective Land Development Code (LDC) that clearly implements the goals, objectives and policies of this Element, and the adopted Comprehensive Plan as a whole, and regulates development quality and impacts.

Evaluation Measure # 1: Adopt new LDC by September 2006.

Evaluation Measure #2: By December 2006, prepare a special zoning overlay for the Tile District.

Evaluation Measure #3: By September 2006, prepare a City Design Manual.

Policy 2.2.1: By September 2006, prepare and adopt a new City Land Development Code that is consistent with this Future Land Use Element and other applicable elements of the adopted Comprehensive Plan, and provides City businesses, residents and developers with a clear and concise set of zoning and other regulations for implementing Doral’s future vision.

Policy 2.2.2: Incorporate the recommendations, themes and standards contained in the approved Doral Boulevard Streetscape Plan into the new City Code.

Policy 2.2.3: All future development in Doral must adhere to the Doral City Design Manual due for completion and incorporation into the LDC by September 2007. In the interim period, the highest standards contained in the County’s Urban Design Manual will be utilized in review of proposed developments.

Policy 2.2.4: During the preparation of the new LDC, evaluate and implement standards designed to provide incentives for the renovation and construction of Class “A” office space within Doral.

Policy 2.2.5: By September 2006, prepare a special zoning overlay for the Tile District with regulations and standards designed to improve the appearance, parking, connectivity and business mix of this unique trade area.

- Policy 2.2.6:** Provide for a code enforcement system in the LDC that maintains and enhances the quality standards of the community, and is very responsive to resident and business owner inquiries and needs.
- Policy 2.2.7:** Continue to include appropriate regulations in the LDC to properly address stormwater drainage issues that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions including minimum design criteria for stormwater management improvements, such as performance standards for maximum lot coverage and on-site retention areas, and ensure implementation through development approvals. In addition, provide for adequate drainage and stormwater management, open space, vehicle parking and safe, convenient on-site traffic flow.
- Policy 2.2.8:** Coordinate regulations for the subdivision of property in Doral with the Miami-Dade County Public Works Department and ensure that proposed subdivisions provide public road interconnections both with existing neighborhoods in the area and opportunities to connect to future adjacent subdivisions.
- Policy 2.2.9:** All townhouse development in Doral must incorporate a fee-simple ownership structure, garages, generous parks and open green space, and a well-landscaped, architecturally-pleasing building facade and streetscape.
- Policy 2.2.10:** Code Enforcement shall regularly investigate any areas that show signs of potential “blight”. Should any “blighted” areas be identified in the future, the City will coordinate with Miami-Dade County on strategies to assist property owners in bringing the area(s) up to minimum standards.
- Policy 2.2.11:** The City will place in its Land Development Code, upon adoption of its Comprehensive Plan and it is in full legal force and effect within the City boundaries, a requirement that any development orders approved by the City under the Code for property within ½ mile of the County’s Resource Recovery Facility (RRF) boundary shall contain a condition requiring development order applicants, successors and assigns to place in all land and building transaction documents a notice to buyers, users, lessees and renters informing them the subject property is located adjacent to, or near, the RRF and describing the potential unpleasant impacts that could impact the property and submission of a waiver and release of liability.

Objective 2.3: Public Facility Levels-of-Service (LOS)

Make sure suitable land is available for roads and infrastructure needed to support proposed development and redevelopment, and the expansion of necessary public facility capacity and services concurrent with the impacts of development.

Evaluation Measure: Enforcement of the public facility LOS standards on all land use and zoning applications.

Policy 2.3.1: The adopted level-of-service standards in this Plan shall be required to be maintained throughout the planning, design and construction phases of development approvals in the City.

Policy 2.3.2: Require that all new development and redevelopment maintain the adopted level-of-service standards for public facilities in this Plan. The City shall only approve new development orders if the available public facilities and services needed to support the development will be available concurrent with the impacts of such development, as consistent with the Levels of Service Standards and Concurrency Management System detailed in Objective 9.4 of the Capital Improvements Element of this Plan.

Policy 2.3.3: Work with county and regional utility service providers, as needed, to help locate suitable land for expansion of their operations and services.

Policy 2.3.4: Annually verify that the Five-Year Schedule of Capital Improvements in the Capital Improvements Element is updated to accommodate the development anticipated by the FLUM at the adopted LOS standards for public facilities.

Policy 2.3.5: Work with the private sector, internet providers and telephone companies to identify any fiber optic cable deficient and wireless opportunity areas in the City, and jointly develop a program to help correct deficiencies and capitalize on wireless network ideas to enhance the high-speed connection of Doral's businesses, neighborhoods and civic areas to each other and the world.

Objective 2.4: Schools and Collocation with Public Facilities

Help the Miami-Dade County School Board and local charter school developers provide the high-quality elementary, secondary and college level education facilities and resources necessary to fully meet the future needs of Doral's school age and adult population.

Evaluation Measure: Number of annual contacts and meetings with the County School Board staff.

- Policy 2.4.1:** Public schools are allowed in all land use categories shown on the adopted Future Land Use Map and all zoning districts contained in the LDC.
- Policy 2.4.2:** As provided for in the Interlocal Agreement between Doral and the Miami-Dade County School Board, the City will work with the School Board to plan future public school sites in the city and ensure adequate lands are available, proximate to neighborhoods, to accommodate the present and future student population of the City.
- Policy 2.4.3:** Utilize every opportunity to collocate public facilities, such as parks, libraries, and community centers, with schools.
- Policy 2.4.4:** Consistent with the provisions of the Interlocal Agreement between Doral and the School Board, the City will consider the individual and cumulative impacts of land use plan amendments and rezoning applications that increase residential density on existing and planned public elementary and secondary schools, and solicit input from the School Board on local school impacts well before the hearings for subject amendments or applications.
- Policy 2.4.5:** The City will provide an expedited development review process for all proposed public schools within Doral.
- Policy 2.4.6:** As part of the Interlocal Agreement between Doral and the School Board, establish a joint process for collaborative planning and decision-making on population projections and public school siting to accomplish coordination between the City's adopted Comprehensive Plan and the long range plans of the School Board.
- Policy 2.4.7:** Encourage universities, colleges and non-profit education providers to establish college-level and adult education facilities in Doral.
- Policy 2.4.8:** Work closely with the School Board to investigate methods to apply at the development approval stage to ensure that charter schools in the City remain in operation, or if forced to close, an alternative plan is triggered to make sure the quality and size of the school is replicated in another nearby location.
- Policy 2.4.9:** Actively and aggressively work with State legislators, Miami-Dade County and the MIA Authority to grant the City a waiver to the school construction limitations currently imposed in MIA flight path zones within Doral.
- Objective 2.5:** **Environmental and Historical Resources**
Protection and enhancement, to the maximum extent possible, of all environmentally important natural systems and historical resources existing in the City.

Evaluation Measure #1: City ownership of the 51-acre environmental tract by July 2006.

Evaluation Measure #2: Preparation of city-wide historical and archeological assessment by December 2009.

- Policy 2.5.1:** Ensure that the new LDC incorporates all relevant wetland, environmental protection and native upland protection requirements from the Miami-Dade County Department of Environmental Resources Management, South Water Florida Management District, and the Florida Department of Environmental Protection, and that the applicable permitting requirements of these agencies are met in considering all development applications in the City.
- Policy 2.5.2:** By December 2007, prepare a city-wide historical and archeological assessment of sites and structures, and incorporate appropriate provisions into the LDC to protect valuable and unique buildings and sites. Also, seek grant opportunities to acquire valuable historical assets, if identified.
- Policy 2.5.3:** Protect all identified historical and archeological structures and sites within the City through appropriate land development regulations, comprehensive review of development applications and public acquisition decisions. Until such time as the city-wide survey of historic resources and adopt of protective regulations in the land development code is completed, a survey for historic resources shall be required of each development application before issuance of a development permit.
- Policy 2.5.4:** Attempt to reach an agreement with the land owner of the 51-acre environmental tract northwest of the intersection of NW 107th Avenue and NW 74th Street to transfer ownership (by July 2006) to the City for use as an environmental passive park.
- Policy 2.5.5:** Actively support all public efforts to purchase environmentally valuable parcels for preservation, education and passive recreation. Investigate and sponsor grant applications for this purpose.
- Policy 2.5.6:** Protect and enhance the native flora and fauna of the City through strong community landscaping guidelines, land development regulations and code enforcement.
- Policy 2.5.7:** Retain the regulations specified in the Conservation Element of this Plan protecting surface water, groundwater and air quality by implementing the standards for these resources established by applicable regional, state and federal environmental agencies and

regularly examine any adverse environmental consequences that may occur and strengthen deficient policies as necessary in the future.

Objective 2.6: Hurricane Evaluation and Disaster Preparedness

Coordinate with Miami-Dade County and the State of Florida in addressing the evacuation, structural integrity, and disaster-preparedness needs of Doral.

Evaluation Measure: Develop Emergency Plan by January 2007.

Policy 2.6.1: Coordinate with Miami-Dade County in implementing the approved Local Mitigation Strategy, by assessing the vulnerability of governmental, medical and public safety sites and structures in the City to storm damage, and in developing an action plan, if necessary, to address wind stability and flood protection for key buildings.

Policy 2.6.2: Work with Miami-Dade County to ensure that City employees are well-trained in the programs, procedures and policies required during a disaster emergency and the longer-term post-disaster redevelopment process.

Policy 2.6.3: By January 2007, develop a City Emergency Plan addressing disaster-preparedness, hurricane evacuation, and post-disaster redevelopment plans, procedures and personnel duties.

Policy 2.6.4: All proposed large-scale amendments to this Comprehensive Plan and/or zoning applications shall be evaluated for their impact on hurricane evacuation routes and times, and effect on currently available off-site shelter capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary, to mitigate negative impacts and phased with new residential development.

III. TRANSPORTATION ELEMENT

Goals, Objectives and Policies

Goal: Provide for a safe, convenient, effective, and energy efficient multimodal transportation system, which is intricately related to the land use pattern and improves the level of mobility of all of the City's residents and visitors.

Objective 3.1: **Coordination with Future Land Use Element**
The transportation system shall be coordinated with the goals, objectives, and policies of the Future Land Use Element including coordination with the land use map, population densities, housing and employment patterns, projected development, and other similar characteristics of land use that have an impact on transportation systems.

Evaluation Measure: Completion of the Transportation Master Plan by January 2008.

Policy 3.1.1: Aggressively implement the recommended improvements and strategies contained in the recently-completed citywide Transportation Master Plan (adopted December, 2005) on an annual basis in order to address current and future roadway deficiencies, and enhance transit and other mobility opportunities.

Policy 3.1.2: Through the development review process, the City shall ensure provision of adequate, properly designed, and safe systems for vehicle access to roads, which at a minimum address:

- a) adequate storage and turning bays;
- b) spacing and design of median openings and curb cuts; and
- c) driveway access and spacing.

Policy 3.1.3: Through the development review process, ensure safe and convenient on-site traffic flow, which considers needed motorized and non-motorized vehicle parking.

Policy 3.1.4: Ensure development does not encroach upon dedicated or planned rights-of-way.

Policy 3.1.5: By January 2009, amend the Land Development Code to condition development orders with provisions that achieve reduction of traffic and increase the vehicle occupancy rate for work trips through implementation of transportation demand management measures.

Policy 3.1.6: Preserve existing rights-of-way to the extent that they continue to be necessary, and require that new rights-of-way be dedicated in perpetuity in connection with future development, where they are necessary to maintain the City's minimum level of service standards. Right-of-way dedications will be obtained by the City through the development review process or by public acquisition, when deemed necessary.

Policy 3.1.7: By 2012, Increase the vehicle occupancy rate from the current 1.34 persons per vehicle to 1.41 persons per vehicle and through the implementation of effective travel demand management (TDM) strategies, including but not limited to:

- Dissemination of information regarding carpooling and vanpooling programs and benefits and public transit services to local businesses;
- Education and training of employers for participation in commuter tax benefit program;
- And
- Education of employers and business about TDM programs such as compressed work week, flex time and staggered work hours.

Policy 3.1.8: The City will amend the Land Development Regulations to provide parking strategies for development to promote the transportation goals and objectives for Doral. Parking strategies shall include the following:

- a) Reduced parking requirements for shared parking agreements between mixed-use developments or proximal comparable uses;
- b) Preferential parking for carpooling;
- c) Customized parking ratio requirements to reflect local conditions; and
- d) Payment-in-lieu of required parking to be used toward a municipal public parking program or transit fund.

Objective 3.2: **Roadway Level of Service**
All roadways within the City shall operate at or above the roadway level of service standards contained herein. The City shall coordinate with Miami-Dade County, the Miami-Dade MPO, and the FDOT to ensure adopted roadway level of service standards in the City are maintained.

Evaluation Measure: Maintenance of roadway level of service.

Policy 3.2.1: The minimum acceptable average daily and peak period operating level of service for all City streets within the City of Doral shall be Level of Service D.

- Policy 3.2.2:** All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour. When extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 120% of their capacity at peak hour.
- Policy 3.2.3:** All Florida Department of Transportation Florida Intrastate Highway System (FIHS) roadways within the City, including State Road 836 and State Road 821 (NW 117th Avenue), must operate at LOS D or better (at peak hour), except where 1) exclusive through lanes exist, roadways may operate at LOS E (at peak hour), or 2) such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E (at peak hour). Constrained or backlogged limited and controlled access FIHS roadways operating below the foregoing minimums must be managed to not cause significant deterioration.
- Policy 3.2.4:** Complete the system of section, half-section, and quarter-section line public roadways to the fullest extent possible.
- Policy 3.2.5:** Actively work with the Federal government and other landowners along NW 97th Avenue between NW 25th and NW 41st Streets to obtain the necessary right-of-way for expansion of 97th to a minimum of 4 lanes on an expedited basis.
- Policy 3.2.6:** Coordinate with Miami-Dade County MPO and the FDOT to advance the widening of NW 107th Avenue from NW 25th Street to NW 41st Street from Priority III to Priority II through City Committed funding in 2011. The City will also coordinate with the MPO and FDOT to implement improvements on NW 25th Street between NW 97th Avenue and NW 87th Avenue as part of the widening project for NW 25th Street between NW 87th and SR 826. The City will also perform a corridor study to determine the operational characteristics of NW 25th Street between the HEFT and SR 826 including signal timings, signal synchronization and access management to develop strategies to improve operation efficiencies in the corridor.
- Policy 3.2.7:** Encourage local traffic to use local roadways to protect the interregional and intrastate functions of the Florida Intrastate Highway System (FIHS) to the fullest extent possible.

- Policy 3.2.8:** Encourage through the Land Development Code development of frontage and rear access roads to reduce the number of drive-cuts on arterial roadways such as Doral Boulevard.
- Policy 3.2.9:** The City will coordinate with FDOT to develop strategies to encourage local traffic to utilize alternative routes to the Florida Turnpike, State Road 826 (Palmetto Expressway), and State Road 836 (Dolphin Expressway) in order to protect interregional and intrastate functions of the FIHS.
- Policy 3.2.10:** The City shall monitor and ensure adherence to the adopted level of service standards and the availability of public transportation facility capacity prior to the issuance of any development order for new development or redevelopment, pursuant to the Concurrency Management System detailed in Policy 9.4.2 of the Capital Improvement Element of this Comprehensive Plan.
- Policy 3.2.11:** The City will continue to monitor the LOS on segments that are projected to operate lower than their adopted LOS in 2030. By 2025, the City will program the recommended improvements into the Capital Improvements Plan through coordination with FDOT and Miami-Dade MPO.
- Policy 3.2.12:** The City will work with Miami-Dade County, Miami-Dade MPO, and FDOT to address projected long-range transportation deficiencies on the following:
- NW 58th Street between NW 97th Avenue and SR 826
 - NW 41st Street/36th Street between NW 97th Avenue and NW 87th Avenue
 - NW 25th Street between NW 97th Avenue and SR 826
 - NW 107th Avenue between NW 41st Street and NW 58th Street
- Objective 3.3:** **Intergovernmental Coordination**
Effective coordination of the transportation system with the plans and programs of the South Florida Regional Transportation Authority (SFRTA), the Miami-Dade Metropolitan Planning Organization (MPO), Miami-Dade County, and the Florida Department of Transportation's (FDOT) Adopted Work Program.
- Evaluation Measure:* Number of coordination meetings with transportation agencies.
- Policy 3.3.1:** The City shall coordinate the transportation system with other local, county, and state agency's transportation plans and programs through participation in the MPO and its respective committees.

- Policy 3.3.2** Coordinate with Miami-Dade Transit and the Metropolitan Planning Organization to develop strategies to address multimodal connections within the City, particularly to the NW 74th Street Metrorail Station.
- Policy 3.3.3:** Coordinate with the Florida Department of Transportation and the Metropolitan Planning Organization to develop a truck route plan to minimize the negative effects of truck traffic on the residential areas of the City.
- Policy 3.3.4:** Assure that future right-of-way requirements are consistent with the City's Comprehensive Plan, Miami-Dade County, the MPO, and FDOT needs for future capacity improvements through coordination efforts.
- Objective 3.4:** **Safe Pedestrian Environment**
Provide a safe, convenient, continuous, and comfortable pedestrian environment as part of the transportation system that promotes walking.
- Evaluation Measure:* Increase in sidewalk miles and other construction projects improving the pedestrian environment by 2012.
- Policy 3.4.1:** By January 2009, prepare a plan that inventories the need for pedestrian enhancements including filling sidewalk gaps and other pedestrian enhancements and shall prepare an affordable and feasible schedule for making such improvements.
- Policy 3.4.2:** All streets within the City shall, where feasible, include sidewalks on both sides.
- Policy 3.4.3:** Sidewalks shall be kept clear of signs, furniture and other pedestrian obstacles that reduce the acceptable clear width of the sidewalk.
- Policy 3.4.4:** Request that sidewalks be installed and/or repaired as part of any state or county roadway widening or improvement project.
- Policy 3.4.5:** Work with the FDOT and Miami-Dade County to provide traffic control and design features to enhance pedestrian safety and comfort along all appropriate state and county facilities.
- Policy 3.4.6:** Increase the number of residents walking to work by five (5) percent of all work trips by 2015 through provision of sidewalks and other pedestrian infrastructure. Based upon the 2000 Census, walking to work by City residents accounted for 1.86 percent of all work trips made by City residents.

Policy 3.4.7: Develop safe routes to schools for children within the City that walk or bike to school, including sidewalks, pedestrian activated signal crossings, school zone signage and other pedestrian safety measures.

Objective 3.5: **Enhance Bicycle Environment**

Provide a safe, convenient, continuous and comfortable bicycle environment as part of the transportation system that is conducive to all skill levels of bicycling.

Evaluation Measure: Development of a bicycle facilities network plan and increase in the number of miles of bicycle lanes, routes, and paths by 2012.

Policy 3.5.1: By January 2009, complete a City-wide bicycle facilities study to determine the feasibility of providing an interconnected bicycle system within the City.

Policy 3.5.2: By January 2009, identify all street segments within the City that are not currently designated with on-street bicycle facilities and off-road trails and determine the most appropriate design, where appropriate. Encourage private development to incorporate trails into residential subdivision plans.

Policy 3.5.3: 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.

Policy 3.5.4: To the extent possible, provide bike lanes that are grade-separated from adjacent roadways throughout Doral.

Objective 3.6: **Public Transit**

Ensure a safe, convenient, and efficient public transportation system within Doral for residents, businesses, and visitors with particular emphasis on adequate service for the local “transportation disadvantaged” population within the City.

Evaluation Measure: Increase in transit level of service and service area coverage.

Policy 3.6.1: Investigate community bus or trolley service between downtown, neighborhoods and public facilities in the Transportation Master Plan.

Policy 3.6.2: Coordinate annually with Miami-Dade Transit to ensure the provision of efficient public transit services based upon the City’s existing and proposed major trip generators and attractors.

- Policy 3.6.3:** Encourage land uses and densities that promote public transportation in designated public transportation corridors consistent with the Future Land Use Element.
- Policy 3.6.4:** Work closely with Miami-Dade Transit to develop NW 87th Avenue as an exclusive transit feeder route to the NW 74th Street Metrorail station from Downtown Doral.
- Policy 3.6.5:** Submit requests, as necessary, to Miami-Dade Transit for consideration of improvements to the existing transit system including, but not limited to, increased routes, frequency of service, and accuracy of scheduling and timed transfers at select major land uses within the City.
- Policy 3.6.6:** By January 2007, the City shall establish land use, site and building design guidelines for development adjacent to public transit corridors to assure the accessibility of new development to public transit.
- Policy 3.6.7:** Coordinate with Miami-Dade Transit and the Metropolitan Planning Organization to establish measures for the acquisition and preservation of existing and future public transit rights-of-way and any appropriate exclusive public transit corridors in the City of Doral.
- Policy 3.6.8:** Increase the transit modal split from the current less than 1 percent to 2 percent by 2012 for all commuting residents of the City of Doral. The City will work with Miami-Dade Transit to improve transit service with the City to make public transit a more viable option and increase the modal split and annual transit trips per capita for Doral residents.
- Policy 3.6.9:** The City will work with Miami Dade Transit to study existing transit routes within the City and determine the feasibility of providing new service along heavily traveled corridors within Doral, improving service times.
- Objective 3.7:** **Transportation System Coordination with Airport**
Coordination with the Miami International Airport to ensure consistency with the City's transportation system, land development code, and comprehensive plan.
- Evaluation Measure:* Coordination efforts with Miami International Airport including meetings and consideration in Land Development Code.

Policy 3.7.1: Coordinate with the Miami International Airport to ensure all expansion and operations are consistent with the City’s Future Land Use and Conservation Elements.

Policy 3.7.2: To the fullest extent possible, work with Miami-Dade County and the Miami International Airport to ensure that access to the airport is properly integrated with other modes of surface transportation.

Objective 3.8: **Public Safety near the Airport**
Enforce applicable Federal Aviation Administration (FAA) regulations to ensure public safety in areas of the City affected by Miami International Airport operations.

Evaluation Measure: Adoption and enforcement of FAA rules and regulations.

Policy 3.8.1: No obstructions to aircraft operations shall be erected in the Miami International Airport clear zones nor be allowed to penetrate the approach surface, transition surfaces, horizontal surfaces, or conical surfaces.

Policy 3.8.2: Enforce the Flight Path Protection Ordinance as adopted on October 15, 1990, and outlined in Chapter 333, Florida Statutes, as amended.

IV. HOUSING ELEMENT

Goals, Objectives and Policies

Goal: A wide-range of housing options and prices that meet the needs of present and future residents of the City of Doral.

Objective 4.1: **Land Use and Site Design**
Ensure a sufficient, well-distributed housing inventory and a variety of residential densities are available within the City to accommodate projected housing needs.

Evaluation Measure: Annual assessment of the future land use element and map, land development code, and official zoning map to ensure a variety of land use and zoning designations are available to allow for new single-family, multi-family, and mixed use development, and redevelopment.

Policy 4.1.1: 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.

Policy 4.1.2: By September 2006, develop a Land Development Code, including appropriate architectural standards and site design regulations to improve the functional and aesthetic quality of the City's residential and mixed use development.

Policy 4.1.3: Encourage a significant mix of work force housing and create incentives to promote workforce housing in the review of new development proposals.

Policy 4.1.4: Promote a balance of housing types, densities, and ownership opportunities in new developments and redevelopment proposals, including consideration of increased densities in exchange for inclusion of single-family detached residential neighborhoods.

Policy 4.1.5: Require a diverse mix of housing types north of NW 58th Street, including significant amounts of detached and expandable single-family housing.

Policy 4.1.6: Allow a variety of housing types, including manufactured and mobile homes that are certified for hurricane protection, in residential land use and zoning categories to meet the needs of very low-, low-, and moderate-income households.

- Policy 4.1.7:** By January 2007, implement zoning regulations and promote traditional neighborhood design (TND) features, such as live-work units, single-room occupancy, and accessory apartments, to increase affordable housing opportunities for small households, especially within mixed use land use designations.
- Policy 4.1.8:** Increase the residential potential within the City by allowing the conversion of industrial land to downtown and community mixed use in designated areas of the adopted Future Land Use Map.
- Policy 4.1.9:** Require appropriate buffers between industrial and residential uses.
- Policy 4.1.10:** Establish impact fees and/or other regulatory mechanisms within the City's Code to ensure new residential developments supply their fair share of their parks and recreation impact.
- Policy 4.1.11:** Establish regulations within the City Code to ensure new residential developments are designed with adequate parking for residents and guests.
- Policy 4.1.12:** By July 2007, establish minimum floor area requirements for multi-family and mixed use districts that promote a variety of housing sizes to meet the needs of a wide range of income levels.
- Policy 4.1.13:** By January 2007, the City shall ensure that permitted uses and density provisions allow for very low, low, and moderate income households, mobile homes, manufactured homes, group homes and foster care facilities, and households with special housing needs to be adequately dispersed throughout the City. This will be accomplished through land development regulations allowing higher densities in appropriate areas like downtown, smaller dwelling unit sizes, expedited permitting for such uses, and provision of public facilities and services to viable sites.
- Policy 4.1.14:** Minimize potential blight of existing residential neighborhoods through the use of good land use planning, urban design, landscaping in development review, and pro-active code enforcement.
- Policy 4.1.15:** Preserve the existing housing stock and enhance existing neighborhoods by identifying unsafe or substandard structures, advising property owners of available rehabilitation programs available through the County and pursuing prompt, corrective action.
- Policy 4.1.16:** Should any "blighted" areas be identified in the future, by December 2006 the City will coordinate with Miami-Dade County on

strategies to assist property owners in bringing the area(s) up to minimum standards.

Objective 4.2: Existing Housing Stock

Strive for the elimination of substandard housing and the stabilization and improvement of existing neighborhoods by enforcing City codes and regulations, and identifying potential historically significant housing.

Evaluation Measure # 1: Number of substandard units identified and corrected.

Evaluation Measure #2: Inventory of historically significant structures completed.

Policy 4.2.1: Protect existing and future residential neighborhoods from excessive truck and through traffic.

Policy 4.2.2: Increase and improve the affordable housing supply through revitalization of existing neighborhoods, including continued and improve maintenance of City facilities, such as drainage, roadway surfaces, and landscaping.

Policy 4.2.3: By September 2006, adopt definitions of “Standard” and “Substandard” housing for use in assessing and maintaining the City’s housing stock and directing code enforcement activities.

Policy 4.2.4: By September 2006, inventory the Vanderbilt Park neighborhood to assess the condition of the existing housing stock and identify any historically significant residential structures. Based upon the outcome prioritize code enforcement activities and determine whether or not the City should implement a historic preservation program.

Objective 4.3: City Housing Activities

Ensure affordable housing opportunities for current and future residents and for households with special housing needs.

Evaluation Measure: Number of newly constructed and rehabilitated affordable housing units in the City.

Policy 4.3.1: Promote homeownership and emphasize owner-occupied residential use in mixed-use and newly developing areas.

Policy 4.3.2: Investigate methods for the City to increase the amount of detached single-family development within the City.

- Policy 4.3.3:** Actively participate with Miami-Dade County and not-for-profit organizations in their efforts to provide affordable housing programs and development.
- Policy 4.3.4:** Ensure the provision of relocation housing if residents are displaced by City sponsored redevelopment efforts.
- Policy 4.3.5:** Actively pursue opportunities to utilize federal, state, and local affordable housing and other subsidy programs to provide residents with home repair and/or home purchase opportunities.
- Policy 4.3.6:** By March 2007, examine the feasibility and legal implications of developing regulations that require a certain percentage of units of new development or redevelopment to be set aside for low or moderate income housing. Consider awarding density bonuses for the provision of affordable housing in new development, on infill sites, or within mixed-use developments. If feasibility report is positive, implement the percentage affordable housing requirement by July, 2007.
- Policy 4.3.7:** By July 2007, examine the feasibility of creating an Affordable Housing Trust Fund or a Community Land Trust to provide below-market land for affordable housing and to finance rehabilitation of affordable housing, in conjunction with code enforcement activities. If feasibility report is positive, implement the selected fund mechanism by October, 2007.
- Policy 4.3.8:** The City will supplement its affordable housing inventory to the maximum extent possible through annexation efforts of adjacent unincorporated areas.
- Policy 4.3.9:** Update the Housing Element of the Plan within one (1) year of obtaining an Affordable Housing Needs Assessment (AHNA) from the Shimberg Center for Affordable Housing.
- Policy 4.3.10:** Ensure that adequate sewer and water service is available to support the location of higher density affordable housing opportunities.
- Policy 4.3.11:** By July 2007, develop incentives to developers for affordable housing projects, such as transfer of development rights, expedited permitting, and reduced permit fees.
- Policy 4.3.12:** By January 2008, establish a private shuttle-bus program for local developers to provide service between lower income areas outside the City and the metro-rail station, and major employment areas within the City, including downtown.

- Policy 4.3.13:** By July 2007, offer additional incentives for affordable housing projects near transit and employment centers. This may be accomplished through such mechanisms as density incentives, zoning overlays and transfer of development rights.
- Policy 4.3.14:** Create an affordable housing monitoring system by December 2007.
- Objective 4.4:** **Intergovernmental Coordination**
Work with federal, state, regional, and county agencies to further affordable housing opportunities within the region.
- Evaluation Measure:* Maintenance of ongoing coordination efforts.
- Policy 4.4.1:** Participate with Miami-Dade County in a regional solution (i.e., “Regional Fair Share”) to ensure the availability of adequate affordable housing for all income ranges within a reasonable commute distance from employment centers.
- Policy 4.4.2:** Coordinate with the Town of Medley, Miami-Dade County, and the South Florida Regional Planning Council to investigate opportunities for affordable housing options in the City and surrounding areas, and participate in task forces or committees to develop appropriate strategies and initiatives.
- Policy 4.4.3:** Coordinate with the South Florida Regional Planning Council, the Miami-Dade County Housing Agency, and appropriate federal and state agencies to identify additional resources for addressing affordable housing needs in the City of Doral and the surrounding region.
- Policy 4.4.4:** Participate in a regional tracking system, under the direction of the South Florida Regional Planning Council, to identify affordable housing supply and sites.
- Policy 4.4.5:** The City will continue to work with the South Florida Regional Planning Council on developing affordable housing strategies.
- Policy 4.4.6:** By April 2007, establish a close working relationship with the Miami-Dade County Housing Authority and disseminate the Authority’s affordable housing information and brochures locally at City and other public facilities within Doral.
- Objective 4.5:** **Private Sector Partnerships**
Decrease the cost and increase the efficiency for private developers seeking to provide affordable housing.

Evaluation Measure: Adoption of land development regulations and appropriate policies that assist private developers with providing affordable housing.

Policy 4.5.1: Streamline the permitting process, and investigate the possibility of waiving or reducing fees, for private sector development with a substantial affordable housing component.

Policy 4.5.2: Provide technical assistance and referral services to private sector representatives that are interested in providing affordable housing.

Policy 4.5.3: Seek opportunities to create partnerships with private sector developers and not-for-profit organizations to increase the availability of affordable housing within the City and the region.

Objective 4.6: **Special Needs Housing**
Provide opportunities for appropriate assisted care facilities within the City.

Evaluation Measure: Number of assisted care facilities constructed in Doral.

Policy 4.6.1: As mandated by State Law, provide for group homes, foster homes, and assisted living facilities (ALFs) within residential neighborhoods while regulating their distribution to minimize potential adverse impacts.

Policy 4.6.2: Promote assisted living facilities (ALFs) in the residential and mixed use areas of the City.

V. INFRASTRUCTURE ELEMENT

Goals, Objectives, and Policies

A. Potable Water Sub-Element

Goal 5A: Provide potable water facilities that meet the City's demands in a manner that promotes the public health, sanitation, environmental protection, and operational efficiency.

Objective 5A.1: **Potable Water Level of Service (LOS)**
Continue to coordinate with Miami-Dade County Water and Sewer Department (WASD) to provide potable water facilities to meet the existing and projected demands based on level of service (LOS) standards consistent with State Statutes and implement procedures to ensure that any future potable facility deficiencies are corrected.

Evaluation Measure: Level of service for potable water facilities and provision of adequate facilities prior to development.

Policy 5A.1.1: The level of service standard for potable water is as follows:

- *Regional Treatment.* The regional treatment system shall operate with a rated capacity no less than two percent above the maximum daily flow for the preceding year.
- *User LOS.* The system shall maintain the capacity to produce and deliver 200 gallons per capita per day.
- *Water Quality.* Water quality shall meet all federal, state, and county standards for potable water.

Policy 5A.1.2: The LOS standards adopted in Policy 4A.1.1 shall be used as the criteria to measure the available capacity of the potable water system. A development order will not be approved unless adequate capacity will be available concurrent with the impacts of development based on the following:

- The necessary facilities and services are in place at the time the final development order is issued; or
- The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
- The necessary facilities are under construction at the time the final development order is issued; or
- The necessary facilities and services are guaranteed in an enforceable development agreement and guarantees the

necessary facilities and services will be in place at the time of development.

Policy 5A.1.3: Water supply and distribution mains must assure adequate flow for Miami-Dade County Fire/Rescue and consumer needs. Miami-Dade County requires water pressure between 20 and 100 pounds per square inch (psi) to be delivered to users, with a schedule of minimum fire flows based upon land uses served.

Policy 5A.1.4: Coordinate with Miami-Dade County to ensure that the City's potable water demand is included in the Miami-Dade County Comprehensive Development Master Plan (CDMP) and WASD's Water Supply Plan.

Policy 5A.1.5: The City shall coordinate with Miami-Dade County to ensure that any future City's potable water facility deficiencies are corrected to maintain the adopted level of service standards.

Objective 5A.2: **Potable Water Service Coordination**
Potable water service shall continue to be planned and provided in conformity with the Future Land Use Element and the Miami-Dade County CDMP.

Evaluation Measure: Potable water service plans and Infrastructure Element consistent with the Future Land Use Element and the Miami-Dade County CDMP.

Policy 5A.2.1: Coordinate future land use designations to ensure that sufficient water supply is available to serve existing and projected demand.

Policy 5A.2.2: Coordinate with Miami-Dade County WASD to meet existing and future demands.

Policy 5A.2.3: Coordinate raw water wellfield expansion and specific well location with Miami-Dade County and regional agencies.

Objective 5A.3: **Comprehensive Water Conservation Program**
Coordinate with Miami-Dade County and the South Florida Water Management District to implement comprehensive water conservation measures citywide to ensure that a sufficient supply of water is available to meet current and future demand for potable water.

Evaluation Measure: Implementation of water conservation requirements and public educational programs.

- Policy 5A.3.1:** Promote public information programs sponsored by the South Florida Water Management District (SFWMD) in an effort to increase public awareness and acceptance of water conservation techniques through newsletters, public service announcements, and displays at public awareness events.
- Policy 5A.3.2:** By September 2006, review existing water conservation regulations and revise the land development code as necessary to ensure implementation of water conservation techniques, including:
- a) Subsurface and other water conserving irrigation techniques;
 - b) Xeriscape techniques;
 - c) Lawn watering restrictions;
 - d) The use of low water use plumbing fixtures in all construction; and
 - e) Any other effective methods commonly in practice or required by law.
- Objective 5A.4:** **Potable Water Supply Protection**
To protect the potable water supplies and sources, regulate land use and development to protect the functions of natural drainage features and natural groundwater aquifer recharge.
- Evaluation Measure:* Implementation and enforcement of land development regulations to protect the functions of natural drainage features and natural groundwater aquifer recharge.
- Policy 5A.4.1:** Coordinate with the Miami-Dade County WASH and South Florida Water Management District (SFWMD) in determining and assessing impacts of proposed developments on the County's potable water supply.
- Policy 5A.4.2:** Potable water supply shall be protected from the operation of septic tanks and other wastewater treatment systems through control of the location of such facilities, type of treatment, method of discharge, and monitoring.
- Policy 5A.4.3:** Septic tanks and drainfields shall be placed no closer to wells, surface water areas, and conservation areas than the minimum distances provided in the Water Quality Assurance Act. City development regulations shall be consistent with these minimums and shall increase distances where soils are particularly unsuitable for on-site sewage systems.
- Policy 5A.4.4:** On an annual basis, monitor the County's inventory of commercial and industrial enterprises that utilize, produce, or dispose of

hazardous chemicals as a means to track potential sources of water contaminants.

Objective 5A.5: **Water Conservation**

To promote the increased conservation and reuse of water, development plans shall be reviewed for inclusion of native vegetation, low water demand landscape material, and water reuse opportunities in order to reduce outdoor water consumption.

Evaluation Measure: Number of developments approved with native vegetation, low water demand landscape material, and water reuse plans.

Policy 5A.5.1: Coordinate with Miami-Dade County and SFWMD to implement water restrictions.

Policy 5A.5.2: As part of the City's public awareness efforts, make available lists of vegetation classified by water demand for use by residents and developers.

B. Sanitary Sewer Sub-Element

Goal 5B: Provide for sanitary sewer facilities that meet the City's demand in a manner that promotes public health, environmental protection, and operational efficiency.

Objective 5B.1: **Sanitary Sewer Level of Service (LOS) Standard**

Continue to work with the Miami-Dade County Water and Sewer Department (WASD) to provide sanitary sewer facilities to meet existing and projected demands based on the adopted level of service standard.

Evaluation Measure: Maintain level of service for sanitary sewer facilities and provision of adequate facilities prior to development.

Policy 5B.1.1: The adopted level of service standard for sanitary sewer facilities is maintenance of the capacity to collect and dispose of 100 gallons of sewage per capita per day.

Policy 5B.1.2: The adopted LOS standard shall be used as the basis for determining the availability of facility capacity and the demand generated by a development within the City for purposes of issuing development orders or building permits.

Objective 5B.2: Sanitary Sewer Facility Capacity

All improvements, including replacement, expansion, or increase in capacity of facilities, shall maintain or improve the level of service standard for the facilities as required by Miami-Dade County WASH.

Evaluation Measure: Improvements to sanitary sewer facilities to increase or maintain the level of service standard for sanitary sewer system.

Policy 5B.2.1: Continue to coordinate with Miami-Dade County WASH to ensure that adequate facility capacity will be available to serve development concurrent with the demands for such facilities.

Policy 5B.2.2: Decisions impacting existing and future demand shall be consistent with the Miami-Dade County WASH Facilities Plan.

Objective 5B.3: Sanitary Sewer Service and Septic Tanks

Coordinate with WASH and regional permitting agencies to develop long range plans that abandon the use of septic tanks and provide WASH sanitary sewer service to the entire City.

Evaluation Measure: Number of abandoned septic tanks and percentage increase in sanitary sewer service within the City of Doral.

Policy 5B.3.1: Coordinate with WASH to obtain an accurate account of all permitted septic tanks within the City and evaluate the feasibility of eliminating active tanks in areas where connection to WASH's sanitary sewer system is practical.

Policy 5B.3.2: No new private sanitary sewer facilities shall be permitted unless consistent with the City of Doral's Comprehensive Plan.

Objective 5B.4: Sanitary Sewer Connection

Ensure all new development with access to sanitary sewer facilities with available capacity is required to connect to the system.

Evaluation Measure: Number of approved developments consistent with objective 4B.4.

Policy 5B.4.1: Future development of new subdivisions, and any additions to subdivisions that have not received final subdivision approval, at urban densities greater than 1.0 dwelling unit per acre or any new industrial uses, and other non-residential uses shall be allowed only in areas with existing or planned capacity in the sanitary sewer systems to support the proposed development. Planned capacity is

defined as that increase in plant capacity as a result of capital improvements identified in the Capital Improvements Program Miami-Dade County and its Water and Sewer Department.

Policy 5B.4.2: Retro-fitting of existing individual wells or septic systems onto existing sanitary sewer systems shall be required within WASD service areas where there has been evidence of septic tank failure or well water contamination.

Objective 5B.5: **Correction of Sanitary Sewer Deficiencies**
Implement procedures to ensure that existing sanitary sewer facility deficiencies are corrected to maintain the level of service standards as adopted.

Evaluation Measure: Maintain level of service for sanitary sewer facilities.

Policy 5B.5.1: Coordinate with Miami-Dade County WASD to ensure any future sanitary sewer facility deficiencies are corrected to maintain the adopted level of service standards.

C. Stormwater Sub-Element

Goal 5C: Protect natural drainage features and the quality of waters from degradation by uncontrolled stormwater runoff and ensure the provision of flood protection for existing and new development.

Objective 5C.1: **Protection of Natural Drainage Features**
Ensure the protection of natural drainage features, including surface water quality and groundwater aquifer recharge functions, from stormwater runoff.

Evaluation Measure: Number of policies, programs, and practices implemented to protect natural drainage features from stormwater runoff.

Policy 5C.1.1: New development shall provide facilities designed to control and treat stormwater runoff at the following levels of service:

- *Water Quality Standard.* Stormwater facilities shall meet the design and performance standards established in Chapter 62-25 (adopted 2006), Rule 25.025, Chapter 40E-4, Chapter 40E-40, Florida Administration Code (FAC), and Section 24-48, of the Code, with the retention of the first inch of runoff onsite to meet the water quality standards required by Chapter 62-302, Rule 862-302.500, FAC, and Section 24-42, of the Code.

- *Water Quantity Standard.* Where two or more standards impact a specific development, the most restrictive standard shall apply:
 - Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration.
 - Treatment of the runoff from the 5-year storm event, 24-hour duration, in accordance with Section D-4, Part 2, Miami-Dade County Public Works Manual and Sec. 24-48.3 (7); of 5-year, 1-day as per Rule 40E-40.302, FAC, “Basis of Review, Volume IV Manual”.
 - *Flooding Standard.* During the 10-year return design storm event, flooding of minor arterials should be below the crown of the roadway.

Policy 5C.1.2: All new development and redevelopment must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. Regardless of the area served, the stormwater treatment provided must provide a level of treatment that meets or exceeds the requirements of Chapter 40E-40, FAC, or Chapter 24 of the Code, whichever is more restrictive.

Policy 5C.1.3: All development outside a regional master plan area shall control post-development runoff rates and/or volumes to not exceed pre-development runoff rates and/or volumes.

Policy 5C.1.4: Stormwater runoff from development shall not adversely impact stormwater storage capacity of adjacent lands, identified conservation areas, or downstream surface waters or groundwater.

Policy 5C.1.5: Stormwater runoff from development activities shall not violate water quality standards during construction.

Policy 5C.1.6: Encourage the use of stormwater runoff for irrigation, agricultural, or industrial water needs in order to conserve potable water sources.

Policy 5C.1.7: All new development and redevelopment, located within the High Aquifer Recharge Areas shall provide treatment of the stormwater before it enters the Biscayne Aquifer, as per the standards set by FDEP and SFWMD.

Policy 5C.1.8: New stormwater management system or modified system as a result of site redevelopment that receive stormwater from areas that are a potential source of oil and grease or where existing contamination has been identified, shall include a baffle, skimmer, grease trap, pre-treatment basin, or other mechanism suitable for preventing oil and grease from leaving the stormwater management system in

concentrations that would cause violations of water quality standards in the receiving waters. A Class VI Permit issued by the Miami-Dade County DERM may be required for the construction of the said system.

Policy 5C.1.9: No development order shall be issued for new development that would result in an increase in demand on deficient facilities unless one of the following criteria is met:

- The necessary facilities and services are in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or
- The necessary facilities are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S. that includes the provisions set forth in the Capital Improvements Element to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent; or
- Prior to approval of a building permit or its functional equivalent, the City shall consult with the SFWMD to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

Policy 5C.1.10: Coordinate improvements to the stormwater management system that serve new or future needs with the Future Land Use Map and level of service standards.

Policy 5C.1.11: All appropriate state, water management district, Miami-Dade County and/or federal permits required by a development shall be obtained and submitted to the City prior to the issuance of construction permits.

Policy 5C.1.12: The City shall coordinate with Miami-Dade County and the South Florida Water Management District to ensure that any future stormwater facility deficiencies are corrected to maintain the adopted level of service standards.

Objective 5C.2: **Stormwater Master Plan**

The City of Doral shall prepare a stormwater master plan and evaluate taking control of stormwater infrastructure from Miami-Dade County. In preparation for assuming responsibility for stormwater infrastructure, the City of Doral will be required to become a co-permittee on the Miami-Dade County MS4 permit and shall implement procedures to ensure that any future stormwater

facility deficiencies are corrected to maintain the level of service standards as adopted.

Evaluation Measure: Completion of a stormwater master plan by July, 2008.

Policy 5C.2.1: Develop and begin to implement a citywide stormwater master plan no later than July, 2008.

Policy 5C.2.2: Prepare and maintain an inventory of existing stormwater management facilities. All new facilities shall be immediately incorporated into the inventory program. The initial inventory shall be part of a stormwater master plan.

Policy 5C.2.3: Establish a program to maintain and improve existing stormwater management facilities in order to maximize their capacity and lifespan and to ensure compliance with state water quality standards.

Policy 5C.2.4: Pursue the use of stormwater benefit assessments or other dedicated revenue sources for correcting localized deficiencies in stormwater management facilities.

Policy 5C.2.5: Priorities for correcting deficiencies in existing City-maintained stormwater management facilities shall be scheduled in the Capital Improvements Program in accordance with the criteria established in the Capital Improvements Element.

Policy 5C.2.6: At such time when the City is awarded responsibility for development review and stormwater infrastructure, it should pursue becoming a part of Miami-Dade County's Application to the US EPA's NPDES Stormwater Permitting Program.

Objective 5C.3: **Review of Stormwater Management Provisions**
Continue to review all development applications to ensure that stormwater management is adequately provided.

Evaluation Measure: Number of development applications reviewed and approved that include stormwater management facilities.

Policy 5C.3.1: Land development regulations shall be developed and adopted to implement minimum design criteria for stormwater management improvements.

Policy 5C.3.2: Amend City land development regulations to ensure adequate facility design, periodic inspection, and routine maintenance of privately-owned stormwater management facilities.

- Policy 5C.3.3:** Continue to support the National Flood Insurance Program, disseminate information relative to its provisions, and enforce conformance of building elevations to minimize flood loss hazards.
- Policy 5C.3.4:** In coordination with Miami-Dade County, create standards to limit development activities within flood zone to low-impact activities such as recreation and open space areas.
- Policy 5C.3.5:** In coordination with Miami-Dade County, minimize the loss of floodwater storage capacity in floodplain areas.

D. Solid Waste Sub-Element

Goal 5D: Provide for solid waste disposal facilities that meet the City's needs in a manner that promotes public health, environmental protection, and operational efficiency.

Objective 5D.1: **Solid Waste Disposal**
Continue to provide solid waste disposal to meet both existing and projected needs at the level of service consistent with State Statutes and implement procedures to ensure that any future solid waste facility deficiencies are corrected.

Evaluation Measure: Maintain level of service for solid waste disposal.

Policy 5D.1.1: All firms within the City that maintain hazardous materials on their premises shall comply with state and federal licensing requirements. As per state regulations, each licensee shall have an emergency clean-up plan, secondary containment, specific and general site conditions and proper storage, processing, use and disposal provisions.

Policy 5D.1.2: The following level of service standard for solid waste disposal is hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development for purposes of issuing development orders or building permits. The per capita solid waste generation rate or level of service standard for estimating demand is 9.4 pounds per capita per day.

Policy 5D.1.3: Continue to coordinate with Miami-Dade County to ensure adequate capacity for solid waste disposal and ensure that any future solid waste facility deficiencies are corrected to maintain the adopted level of service standards.

- Objective 5D.2:** **Public Awareness and Resource Recovery Programs**
Continue to promote public awareness through community education programs that emphasize measures for reduction in solid waste disposal including recycling, composting, source reduction, reusable materials and other measures to reduce disposal.
- Evaluation Measure:* Promotion efforts of recycling, composting, and other programs to reduce solid waste disposal and the amount of trash sent to the land fill.
- Policy 5D.2.1:** Participate in the County's Resource Recovery program as a means to reduce the amount of trash sent to the landfill.
- Policy 5D.2.2:** Continue to monitor established guidelines for private collectors of solid waste, and continue to provide for policing, servicing, and collecting of oversize wastes.
- Policy 5D.2.3:** Encourage recycling by the following educational and monitoring opportunities:
- a) Seminars or educational sessions for students and interested citizens; and
 - b) Coordination with the media to educate the public by producing programs, articles, bulletins, and brochures that demonstrate measures that the public can use to reduce waste, reuse materials, and conserve energy.
- Policy 5D.2.4:** Coordinate with Miami-Dade County to educate businesses and residents on the proper management of hazardous wastes and the provision of convenient disposal opportunities including distribution of written materials and publication of their regular schedule of household hazardous waste collection days.

E. Natural Groundwater Aquifer Recharge Sub-Element

- Goal 5E:** Conserve, manage, and restore or enhance the natural groundwater for recharge areas of the City to ensure long-term environmental quality.
- Objective 5E.1:** **Surface Water Protection**
Protect surface waters from degradation consistent with federal, state, and South Florida Water Management District (SFWMD) standards and maintain them in conditions that conserve their natural functions.

Evaluation Measure: Water quality standards for surface water.

- Policy 5E.1.1:** Coordinate with representatives of the Miami-Dade County Department of Environmental Resource Management (DERM) and SFWMD to determine whether any areas of the City could be considered as potential groundwater recharge areas.
- Policy 5E.1.2:** The natural hydrologic character of surface waters shall be maintained consistent with federal, state, Miami-Dade County and SFWMD standards. The natural character of surface waters, including sheet flows such as those found in floodways and those that connect wetlands with other wetlands and surface waters, shall be protected.
- Policy 5E.1.3:** Native vegetation that occurs in natural surface waters and natural floodways shall be retained in its natural state. Harvesting, cutting, and clearing activities shall be restricted except to remove exotic weeds, or as part of good vegetative management, including legitimate silvicultural activities, or to protect public health, safety, and welfare and shall be consistent, with federal, state, Miami-Dade County and SFWMD regulations.
- Policy 5E.1.4:** Chemical control of aquatic weeds, exotic weeds, animal pests, insect pests, or undesirable fish shall be performed as specified under state and federal law, such that degradation of surface water quality will be minimized consistent with the protection of the health of the public and wildlife. The use of safe biological and mechanical controls shall be encouraged. Any such activity shall be conducted to maintain natural ecosystems and to achieve sound resource management and public health objectives consistent with all applicable regulations.
- Policy 5E.1.5:** Florida Department of Environmental Protection (FDEP) water quality standards for various classes of surface water, as identified in FAC Rule 17-302, shall be used as minimum criteria for maintenance of water quality in the City of Doral.
- Policy 5E.1.6:** Stormwater management systems shall meet or exceed state, city/county, and SFWMD design criteria. Retrofitting for stormwater quality treatment, consistent with the FDEP, SFWMD, and county stormwater rules, shall be required for existing stormwater discharge facilities when significant site plan modifications are proposed resulting in increases in density or intensity.
- Policy 5E.1.7:** Wastewater discharges to waters of the state, wetlands and other natural surface waters shall not degrade water quality, damage the

natural ecosystem, or exceed the assimilative capacity of the receiving water body, consistent with FDEP, Miami-Dade County and SFWMD regulations.

Objective 5E.2: Groundwater Protection

Protect groundwater resources consistent with federal, state, Miami-Dade County and SFWMD standards so that the quality of groundwater is not degraded such that the health, safety, and welfare of the public is threatened, or such that the viability and functional values of other natural resources are threatened.

Evaluation Measure: Adoption of growth management policies to protect water quality and groundwater resources.

Policy 5E.2.1: In cooperation with SFWMD and Miami-Dade County, evaluate current and projected water demands and sources for the ten-year period based on the demands for industrial, agricultural, and potable water and the quality and quantity of water available to meet these demands.

Policy 5E.2.2: Establish public wellfield protection areas to protect current and future public water supply needs from potential adverse effects from adjacent incompatible land uses and activities.

Policy 5E.2.3: Groundwater in and adjacent to Wellfield Protection Areas and designated High Aquifer Recharge Areas shall be given special protection according to the following provisions:

a) Limit incompatible land uses within public wellfield protection zones and designated High Aquifer Recharge Areas consistent with federal, state, and SFWMD regulations. Appropriate development regulations shall be established to control land uses and activities in proximity to wellfields and designated High Aquifer Recharge Areas. These controls will be based upon:

- The potential of the land use or activity to contaminate groundwater;
- Distance from a public wellfield;
- Local aquifer geology; and
- The capability of the activity to contain or eliminate the hazard of contamination.

These regulations shall control activities involving fuel storage tanks, hazardous waste generators and hazardous material users, private wells, wastewater treatment systems, landfilling operations, dairies or other uses with a high potential for groundwater contamination.

b) Regulate well construction near public wellfields. New well construction shall be regulated and inspected to ensure that wells are properly constructed and properly closed and sealed when no longer in use. The construction of new private wells in the vicinity of existing public wellfields shall be limited by the development regulations to protect the water supply.

c) In conjunction with the SFWMD and Miami-Dade County, identify and designate High Aquifer Recharge Areas and the basis for that identification, areas for wellfield expansion, and potential areas for future wellfield locations based on projected need, existing land uses, and appropriate environmental, social, and economic criteria. After the identification and designation of High Aquifer Recharge Areas has been completed, development regulations shall address the levels of protection needed for these areas.

Policy 5E.2.4: Development regulations shall be adopted to minimize the risk of degrading groundwater quality and to ensure compliance with Miami-Dade County, state and federal water quality standards by any activity or proposed activity with a significant potential for adversely affecting stream-to-sink surface water basins or areas where the Floridan Aquifer system is unconfined or semiconfined.

Policy 5E.2.5: Appropriate local planning, development design standards, and special construction practices shall be required to ensure both short and long-term mitigation of impacts on groundwater created by activities occurring in stream-to-sink basins and in areas where the Floridan Aquifer is unconfined or semiconfined. The following provisions shall apply:

a) All new development or modifications to existing development shall provide stormwater treatment.

b) Corrective action to retrofit or upgrade existing hazardous material facilities consistent with standards applicable to new facilities shall be required by the City. The Hazardous Materials Management Code and development regulations establish guidelines and minimum compliance standards for existing facilities.

c) New development activities that involve handling or storing of hazardous materials may be prohibited in areas and shall be subject to the general requirements, siting prohibitions, storage facility standards, secondary containment requirements, and monitoring provisions of the Hazardous Materials Management Code. Where such facilities exist and are proposed to be modified, development review and permitting activities shall include careful evaluation and

implementation of engineering and management controls, setbacks and buffers, and monitoring. Existing facilities shall meet the requirements of the Hazardous Materials Management Code pertaining to such facilities.

Policy 5E.2.6: All development located within the High Aquifer Recharge Area shall ensure that post-development water runoff rate and/or volume and water quality does not exceed pre-development runoff rate and/or volume and water quality.

Policy 5E.2.7: Abandoned installations or facilities shall be properly deactivated, with contaminants properly disposed. Leaking underground storage tanks shall be promptly taken out of service and repaired. Abandoned underground storage tanks shall be removed, unless removal would threaten the structural integrity of a nearby building or other structure. In such cases where in-place abandonment is necessary, the tanks shall be abandoned in-place by removing all hazardous materials, cleaning the tank, and filling with an appropriate inert substance. The development regulations shall specify proper procedures for the various types of materials and installations and shall address methods of assessing and recovering the costs of the activity. Abandoned wells shall be sealed.

Policy 5E.2.8: Existing installations or facilities that have the potential for significant contamination of groundwaters shall be retrofitted or replaced with leak detection, secondary containment, and environmental monitoring. Groundwaters that may be significantly and adversely affected by new installations, facilities, or other development activities shall be protected by stringent engineering controls, limited development densities and/or use restrictions, and monitoring. The development regulations shall specify the engineering controls, setback requirements, buffers, appropriate densities, use restrictions, and monitoring to implement this policy.

Policy 5E.2.9: Old garbage disposal areas, illegal dumps, other waste sites where groundwater contamination has been determined to exist, and such other sites that may potentially contain contaminants that threaten groundwater resources shall be evaluated and appropriate cleanup activities identified and implemented. When the responsible party for the site is known, such person or persons shall assume the costs of the evaluation, monitoring and cleanup measures.

VI. CONSERVATION ELEMENT

Goals, Objectives, and Policies

Goal: Continue to conserve, protect and enhance the natural and environmental resources of Doral to ensure a high quality of life for present and future residents of the City of Doral through prudent management, public education, appropriate regulations and enforcement, and active partnerships with governmental entities and all other interested parties.

Objective 6.1: **Potable Water Conservation**
Conserve potable water as a resource of the City and the region as a whole in order to reduce per capita water demand and better meet present and projected needs of all consumers.

Evaluation Measure #1: Annual record of per capita water demand.

Evaluation Measure #2: Number of City-supported water conservation programs.

Policy 6.1.1: Continue to enforce all federal, state, and regional, and county water quality standards in the City.

Policy 6.1.2: Annually communicate the projected population and non-residential growth to the Miami-Dade Water and Sewer Department (WASD) to ensure long term demand is reflected in WASD's water supply reports and permits with the South Florida Water Management District (SFWMD) and other Federal and State agencies.

Policy 6.1.3: Cooperate with local, regional, state and federal agencies concerning the proper management of fresh water resources in order to conserve and maintain sufficient fresh water supplies, especially during dry periods, including cooperation with the Miami-Dade County WASD and the SFWMD for the implementation of water demand management policies and programs.

Policy 6.1.4: Coordinate with Miami-Dade County WASD and the SFWMD to implement emergency water conservation measures when necessary.

Policy 6.1.5: Coordinate with the Miami-Dade County WASD to encourage the creation and expansion of storage and distribution facilities for reclaimed water to institutional, commercial, and residential properties in an effort to reduce the use of potable water for irrigation purposes.

- Policy 6.1.6:** Incorporate criteria in the Land Development Code that requires compliance with the policies of the South Florida Water Management District to conserve the potable water supply, including groundwater recharge, water-saving devices and xeriscape concepts.
- Policy 6.1.7:** Consider implementation of a leak detection program that would identify users with unaccounted for water loss greater than 10 percent
- Policy 6.1.8:** By January 2007, ensure that water conservation booklets and brochures produced by the SFWMD and other environmental agencies are readily available at City Hall and other public facilities to residents and businesses.
- Policy 6.1.9:** Make available lists of vegetation classified by water demand for use by residents and developers as part of the City's public awareness efforts.
- Objective 6.2:** **Air Quality**
Protect air quality in the City from potential degradation by meeting or exceeding current and future state and federal air quality standards.
- Evaluation Measure:* Review test results from county, regional and state agencies to ensure air quality in Doral meets or exceeds Federal standards.
- Policy 6.2.1:** Coordinate with county and state agencies to ensure Federal air quality standards are met or exceeded in order to maintain and improve existing air quality.
- Policy 6.2.2:** Coordinate with Miami-Dade County to perform air pollutant tests at specific sites if signs of air pollution are evident.
- Policy 6.2.3:** Coordinate with the Miami-Dade County Department of Environmental Resources Management (DERM), United States Environmental Protection Agency (EPA), Florida Department of Environmental Protection (FDEP), and the Miami International Airport to institute policies and projects aimed at maintaining current air quality levels in conformance with EPA's National Ambient Air Quality Standards (NAAQS).
- Policy 6.2.4:** Utilize standards in the Land Development Code that minimize the generation of excessive dust from construction sites and cleared areas and nuisance odors from industrial and business uses.

Objective 6.3: Surface Water Quality

Maintain and improve the water quality of the City's water bodies based on current Florida Department Environmental Protection (FDEP), South Florida Water Management District (SFWMD), and Miami-Dade County rules and regulations.

Evaluation Measure #1: Annual monitoring of regular water quality testing results in Doral by the Miami-Dade County Department of Environmental Resource Management (DERM) to meet the requirements of the National Pollution Discharge Elimination Program (NPDES) as approved by the Florida Department Environmental Protection (FDEP).

Evaluation Measure #2: Number of water pollution events reported to Miami-Dade County Department of Environmental Resource Management (DERM) annually for investigation.

Policy 6.3.1: Coordinate with the Miami-Dade County Department of Environmental Resource Management (DERM) and Florida Department Environmental Protection (FDEP) to conduct routine water quality tests in the C-6 Drainage Basin for bacteriological contamination and advocate improvements where necessary to maintain acceptable water quality.

Policy 6.3.2: Maintain cooperative relationships with government environmental agencies to ensure prompt response and investigation of events that may threaten the quality of water resources in and around the City.

Policy 6.3.3: Identify and monitor industries and businesses that generate and/or handle more than 50 gallons of hazardous and industrial wastes per year.

Policy 6.3.4: Ensure proper implementation and enforcement of Miami-Dade County's "Best Management Practices" for control of non-point water pollution sources.

Policy 6.3.5: Coordinate with regional and state environmental agencies to provide educational outreach materials to enhance public awareness of surface water quality issues and best management practices to protect water quality.

Objective 6.4: Groundwater, Drainage and Floodplain

Conserve and protect the 100-year floodplain, groundwater aquifer recharge areas and natural drainage features within the City from degradation and provide for effective surveillance and clean up of polluted areas to meet the requirements of the State Comprehensive Plan.

Evaluation Measure #1: Monitoring of groundwater and aquifer recharge areas.

Evaluation Measure #2: City's adoption of Land Development Code regulations that include appropriate stormwater management and flood protection policies which shall apply to all lands, including most specifically areas of the City identified as Basin B, where special restrictions and requirements are set forth in Chapter 24 of the Code Miami-Dade County, Florida (the Code).

Policy 6.4.1: Continue working with the Miami-Dade County Department of Environmental Resource Management (DERM) to monitor water quality levels in the C-6 Drainage Basin and sub-basins for the presence of the 12 indicator pollutants identified under the United States Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) regulations and the Miami-Dade County Department of Environmental Resource Management (DERM) Planning Criteria and Procedures. Coordinate with all responsible parties, environmental agencies and DERM to ensure implementation of appropriate removal mechanisms and abatement measures.

Policy 6.4.2: Continue to enforce existing Land Development Code regulations to preserve and enhance the functions of natural groundwater aquifer recharge areas and natural drainage features and to ensure that adequate stormwater management standards for pervious areas, retention and detention, are included from the SFWMD and the Miami-Dade County DERM, and that the drainage LOS standard adopted in this Comprehensive Plan is met.

Policy 6.4.3: Continue to work with the Miami-Dade County DERM to encourage aquifer recharge and storage capacity for the Biscayne Aquifer through stormwater management planning and permitting.

Policy 6.4.4: Monitor construction activity within the floodplain areas and, where necessary, regulate new construction to reduce future flood risk by developing a flood plain ordinance and joining the National Flood Insurance Program (NFIP).

- Policy 6.4.5:** Ensure that all critical public emergency management facilities are located outside the special flood hazard areas (FEMA Flood Zone AE), whenever feasible.
- Policy 6.4.6:** Continue to implement stormwater management and flood damage prevention regulations into the Land Development Code by maintaining consistency with program policies of the Federal Insurance Administration.
- Policy 6.4.7:** Monitor new, cost-effective planning and regulatory tools for minimizing flood damage, such as modifications to minimum building setbacks along waterways, minimum allowable impervious areas within a site, or requiring upgraded building and construction techniques, and incorporate proven standards into the Land Development Code.
- Policy 6.4.8:** Work with appropriate agencies and private development to help provide improved stormwater management systems in industrial and heavy commercial areas, in areas with significant concentrations of hazardous waste generators, and within wellfield protection areas.
- Policy 6.4.9:** Ensure that no new facilities that use, handle, generate, transport, or dispose of hazardous wastes shall be permitted within the Northwest Wellfield Protection Area. All existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes within the Northwest Wellfield Protection Area shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations. Identify and report all existing facilities that are significant sources of pollution within wellfield protection areas to Miami-Dade DERM.
- Policy 6.4.10:** Ask appropriate agencies to expand the ambient groundwater monitoring program to include all wellfield protection areas to serve as an “early warning system” for monitoring high risk land uses and point sources.
- Policy 6.4.11:** Coordinate with the County to have all county-owned and operated facilities that use hazardous materials or generate hazardous wastes moved to locations that are outside and down gradient of wellfield protection areas whenever such facilities need to be expanded by more than 50 percent.
- Policy 6.4.12:** Base the City’s stormwater capital improvement projects on the prioritized stormwater problem areas identified in the Miami-Dade County Department of Environmental Resource Management (DERM) Stormwater Master Plan for the C-6 Drainage Basin, once complete.

Policy 6.4.13: Consider preparing a stormwater master plan for the City to identify local priority stormwater problems areas and adopt mitigation methods to correct observed deficiencies.

Policy 6.4.14: Protect and enhance the stormwater management systems that recharge the Northwest Wellfield Area.

Policy 6.4.15: Provide for the protection and conservation of the natural functions of existing floodplains.

Objective 6.5: **Wetlands**
Ensure that wetlands and the natural functions of wetlands are protected and conserved from intrusive actions that could result in environmental damage or degradation consistent with applicable federal, state, regional and county regulations.

Evaluation Measure: Number of development permits issued that result in a decrease in acreage of wetlands and natural functions.

Policy 6.5.1: Provide for the protection and conservation of the natural functions of existing wetlands.

Policy 6.5.2: Identify future wetlands to be protected based on the type of wetland, function, size, conditions/location, and overall resource value. These wetlands shall be used for purposes that are compatible with their natural values and functions, and land development regulations shall be adopted to provide these areas with the maximum feasible protection, by using such tools as upland buffers, exotic vegetation removal, hydroperiod restoration, compensatory wetland mitigation and dedication of conservation easements. Activities in wetland areas may be permitted provided all applicable federal, state, regional and local external environmental agency permits have been obtained.

Policy 6.5.3: Support the public acquisition of all privately-owned wetlands identified by the South Florida Regional Planning Council as Natural Resources of Regional Significance and wetlands on federal, state or county land acquisition lists.

Policy 6.5.4: Direct all future land uses that are incompatible with the protection and conservation of wetlands and wetland functions away from wetlands.

Objective 6.6: **Natural Resources**
Appropriately use, protect and conserve native vegetative and other natural resources of the City.

Evaluation Measure: City's adoption of Land Development Code regulations that ensure development and conservation activities shall protect natural resources.

- Policy 6.6.1:** Manage environmentally sensitive natural systems in the City, including, but not limited to, water resources, wetlands, and native habitats of flora and fauna through prudent land use planning and land development regulations.
- Policy 6.6.2:** Work with the private sector to obtain ownership of the 51-acre environmentally-sensitive wetland area in the vicinity of NW 107th Avenue and NW 74th Street, free-of-charge to the City.
- Policy 6.6.3:** Work with Miami-Dade County to implement the Environmentally Endangered Lands Program (EEL) to identify and secure environmentally endangered lands within the City and to protect and maintain those lands once they have been acquired through the EEL program.
- Policy 6.6.4:** Coordinate with Miami-Dade County Department of Environmental Resources Management (DERM) and the South Florida Water Management District (SFWMD) to promote the acquisition, retention and management of unique natural areas to preserve natural areas and passive open space.
- Policy 6.6.5:** Protect the City's environmentally sensitive lands as identified by public environmental agencies through designation as "Environmentally Protected Parks" on the Future Land Use Map.
- Policy 6.6.6:** Working with DERM, and the County's Solid Waste Agency, manage the disposal of solid and hazardous waste so as to protect the City's natural resources.
- Policy 6.6.7:** Pursue grant opportunities for the restoration and/or enhancement of degraded natural areas, including but not limited to, restoration of natural hydrology or removal of non-native vegetation.
- Policy 6.6.8:** Increase public awareness of critical wildlife areas and natural preserves by distributing public education materials, allowing appropriate access, and reporting violations of the rules and regulations to the appropriate agencies.

- Objective 6.7: Plants and Wildlife**
Conserve, appropriately use and protect wildlife and plant species listed as endangered, threatened, or of special concern that inhabit the environments in Doral where possible.
- Evaluation Measure #1:* Number of annual contacts with local, state and federal agencies to ensure the habitats of endangered or threatened wildlife species are protected including annual number of infractions investigated by governmental entities related to endangered or threatened species.
- Evaluation Measure #2:* Number of site plans reviewed annually consistent with wildlife and plant code requirements.
- Policy 6.7.1:** Work with public agencies and private developers to identify all endangered, threatened, and species of special concern residing in the City.
- Policy 6.7.2:** Cooperate with local, regional, state and federal environmental agencies in protecting wildlife and plant species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.
- Policy 6.7.3:** Develop Land Development Code regulations and processing requirements that protect wildlife and vegetative habitats that are endangered, threatened, rare, or of special concern.
- Policy 6.7.4:** Coordinate with adjacent local governments to conserve, appropriately use, or protect unique vegetative and wildlife communities located within more than one local jurisdiction.
- Policy 6.7.5:** Promote public acquisition of wildlife and vegetative habitats that are endangered, threatened, rare, or of special concern; dedication of conservation easements or reservations; and designation of those areas as “Environmentally-Protected Parks” on the Future Land Use Map.
- Policy 6.7.6:** Implement land clearance regulations that require the removal of targeted non-native invasive plant species and the preservation of native vegetative communities during land development, to the greatest extent practicable, thereby enhancing wildlife habitat. When any native tree must be removed, at least two (2) native trees shall be planted to replace the removed tree.
- Policy 6.7.7:** Continue to include conditions on development plan approvals that require the submittal of required local, state, and federal permits pertaining to listed flora and fauna species prior to clearing and building on the site.

Policy 6.7.8: Increase public appreciation and awareness of native wildlife and habitats in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education, and how residents can help enhance those habitats.

Objective 6.8: **Minerals and Soils**
Conserve, appropriately use and protect minerals and soils in Doral.
Evaluation Measure: Implementation and enforcement of soil conservation and erosion standards in the Land Development Code.

Policy 6.8.1: Provide for the protection and conservation of the natural functions of existing soils through erosion and fugitive dust controls.

Policy 6.8.2: Utilize standards in the Land Development Code that prevent significant soil erosion and limit dust generation.

Policy 6.8.3: Develop Land Development Code regulations that guard adjacent residential and non-residential properties from the negative impacts of designated mineral mining areas.

Objective 6.9: **Hazardous Materials and Recycling**
Help ensure that hazardous materials are properly disposed of and recycling is encouraged.
Evaluation Measure #1: Number of pounds of recycled material annually.

Evaluation Measure #2: Number of hazardous waste spill incidents per year.

Policy 6.9.1: Maintain an inventory of commercial and industrial enterprises which utilize, produce, or dispose of hazardous chemicals as a means to track potential sources of water contaminants.

Policy 6.9.2: Cooperate with the County’s Department of Solid Waste Management and DERM to assure hazardous wastes generated within the City are properly managed to protect the environment.

Policy 6.9.3: Adopt and enforce Land Development Code regulations that incorporate development restrictions directed toward appropriate restriction of uses and management of hazardous materials.

Objective 6.10: **Archaeological and Historic Resources**
Ensure future land development activities incorporate appropriate measures to prevent damage to archaeologically and historically significant resources in Doral to the maximum extent feasible.

Evaluation Measure: Number of contacts with historic preservation agencies.

Policy 6.10.1: Coordinate with the county, state and federal governments in developing programs for implementing policies and regulations for identifying, preserving, and enhancing any sites of historical and archaeological significance, utilizing available public and private sector resources.

Policy 6.10.2: Development activities shall include precautions necessary to prevent adverse impacts to any historic or archaeological sites of significance identified in the future.

Policy 6.10.3: By January 2007, work with all appropriate agencies to identify and preserve archeological and historically significant sites identified within the City.

Policy 6.10.4: Adopt Land Development Code regulations to preserve historically significant resources if such resources are identified in the future.

Policy 6.10.5: Identify historical, cultural or archeologically significant landmarks and landmark sites for inclusion in the City's recreation and open space inventory.

Objective 6.11: **Conservation Expansion**
Continually seek public acquisition of additional areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.

Evaluation Measure #1: Number of grant applications applied for annually.

Evaluation Measure #2: Town participation/interaction with governmental and other not-for-profit organizations to improve and preserve environmental lands.

Policy 6.11.1: Pursue all available grant opportunities for preservation of natural areas.

Policy 6.11.2: Participate with other entities involved in the improvement and preservation of City ecosystems.

VII. PARKS AND RECREATION ELEMENT

Goals, Objectives, and Policies

Goal: Provide a high quality and diverse system of public parks and recreation sites that meet the needs of existing and future residents and businesses of the City of Doral.

Objective 7.1: **Parks and Recreation System Needs**
Adoption of a parks level-of-service (LOS) and a Parks Master Plan to address park maintenance and amenities, new park and open space areas, and guide recreational activities.

Evaluation Measure #1: Annual inventory of parkland resources and amenities.

Evaluation Measure #2: Preparation of a Parks Master Plan by December 2007.

Policy 7.1.1: The City shall maintain and enhance (over a 15-year period) its park level-of-service standard as follows:

2006-2008: 3.00 acres of developed park land per 1,000 residents.

2009-2011: 3.25 acres of developed park land per 1,000 residents.

2012-2014: 3.75 acres of developed park land per 1,000 residents.

2015-2020: 4.25 acres of developed park land per 1,000 residents.

Policy 7.1.2: Private development must meet at least 50 percent of its parks LOS impact on-site as developed public parks and open space.

Policy 7.1.3: Create and implement a Parks Master Plan through a process that includes:

- 1) A parks and recreation advisory committee;
- 2) A planning framework, public involvement process, and guiding mission statement for the project;
- 3) A baseline inventory of all publicly owned park and recreation facilities and program offerings;
- 4) Identification of needs and general locations for new park facilities with input from the public and recreation providers and based on adopted LOS standard;
- 5) Conceptual implementation costs and prototypical designs;

- 6) Promotion of special events such as arts and crafts fairs, cultural activities, and festivals;
- 7) Consideration of new recreational amenities such as an amphitheater, gymnasium, youth center, arboretum or botanical garden, zoo, and/or interactive water park; and
- 8) Recommended action steps for facilities, programming, capital improvements, management and maintenance, funding, communication, and monitoring and evaluation.

Policy 7.1.4: Increase the citywide acreage of neighborhood parks (2-5 acres in size in and near residential areas, and pocket parks in commercial areas.

Policy 7.1.5: Consult recommended site guidelines in *Outdoor Recreation in Florida* published by the Florida Department of Environmental Protection to address projected shortfalls in amenities as recreational sites are either upgraded or improved.

Policy 7.1.6: Provide a variety of recreational opportunities for the City's diverse community and ensure accessibility to recreational facilities.

Policy 7.1.7: Encourage an increased sense of community by providing a community center or amphitheater and promoting cultural activities such as arts and crafts fairs, international festivals, and green markets.

Policy 7.1.8: Provide appropriate lighting, parking, and security for the safety of citizens.

Policy 7.1.9: Identify grants and alternative funding sources to support park and recreation system development and maintenance.

Policy 7.1.10: Investigate "Adopt-a-Park" programs for private citizens, civic organizations, and private businesses to improve and maintain City parks.

Policy 7.1.11: Maintain existing recreation and facilities through the use of proper management and funding techniques. The City shall ensure recreation facilities are well managed, well maintained, and quality recreation programs are available to all residents.

Policy 7.1.12: All plans for development or redevelopment of parkland resources shall incorporate creative concepts of urban design and landscape. Active and passive recreation areas shall be planned in a manner designed to preserve environmentally sensitive features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles. Adequate landscape and screening shall be integrated into park development plans to

minimize land use conflicts, protect stability of established residential areas, and enhance community appearance.

Policy 7.1.13: Conduct a survey of private parks and open spaces, identifying where they exist and where they are needed.

Objective 7.2

Park Accessibility

All public recreational facilities shall be made accessible to automobiles, bicycles, and pedestrians to the maximum extent possible.

Evaluation Measure #1: Availability of parking spaces (including handicap) and bike racks at existing and future parks.

Evaluation Measure #2: Transportation system upgrades contained in the City's five-year Capital Improvement Program.

Policy 7.2.1: As future roadway improvements are analyzed and designed, the City shall provide for non-motorized transportation needs using FDOT design standards for bicycle facilities.

Policy 7.2.2: Public parks and facilities shall be designed and constructed with entrances that are compatible with the character and quality of onsite natural resources. In planning and designing these entrances, the City shall remove barriers limiting access to the physically handicapped.

Policy 7.2.3: Upon completion of park renovations, all public and private parks and recreation facilities shall be provided with bicycle and pedestrian entrances.

Policy 7.2.4: Adopt a schedule for providing parking spaces and bicycle racks at recreation sites in the Parks Master Plan.

Policy 7.2.5: Assure that public and private facilities including recreation improvements are designed in a manner that incorporates facilities accessible to the handicapped and the elderly.

Policy 7.2.6 Study the feasibility of utilizing FPL easements as linear greenways through areas of Doral and parks, and as possible sites for parking and drainage to support adjacent to parks.

Policy 7.2.7: Create a comprehensive network of new or enhanced greenways and recreational trails linking parks and open space, residential areas, and schools to provide a safe recreational transportation system.

Policy 7.2.8 Provide new and enhanced park access to appropriate water bodies.

Objective 7.3: Park Coordination with Other Agencies

During its annual review of recreation site and facility needs, the City shall coordinate planning for recreation and open space improvements with each level of government, including the Miami-Dade County School Board, major civic groups, and the private sector in order to promote recreational and educational opportunities in a cost-effective manner.

Evaluation Measure: Dialogue between the City and non-City entities that provide recreational and civic facilities and programs, with the objective of expanding opportunities of mutual benefit.

Policy 7.3.1: Utilize Joint Use Master Lease Agreements with the Miami-Dade County School Board to maximize joint use of school sites for both school and recreational activities in the future.

Policy 7.3.2: Continue to coordinate with Miami-Dade County to ensure that sufficient parkland is provided in the areas adjacent to the City in order to reduce non-resident use of City facilities.

Policy 7.3.3 Coordinate with Miami-Dade County on study of recreational opportunities related to the “Lake Belt Area” adjacent to the City.

Policy 7.3.4: Encourage civic and private groups to provide recreation programs, such as baseball, soccer, and softball, for residents within public parks.

Policy 7.3.5: Ensure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received. Continually monitor and aggressively pursue local, state, and federal grants to ensure the attainment of recreation objectives in a cost-effective and fiscally equitable manner.

Policy 7.3.6: Coordinate City park planning and natural area or open space acquisition and management with other public agencies at the regional, county, state and federal levels of government as well as non-profit agencies.

Policy 7.3.7: Park and recreation resources shall be used by the City as an instrument for environmental education as well as other adaptive educational programs. This effort shall facilitate the use of local parks as year round community education and recreation facilities for all age groups.

Objective 7.4**Park Land Acquisition**

Acquire land necessary for maintaining the parks and recreation level of service (LOS) standards. The land acquisitions shall be strategically located in order to maximize accessibility to residents served. Development of the acquired sites shall be consistent with specific plans designed to: (1) achieve cost efficiency; (2) fulfill the spatial and functional needs of the intended uses; (3) enhance the appearance of the City; and (4) establish highly visible City focal points which reinforce a sense of community.

Evaluation Measure: Number of sites (and acreage) acquired outright or shared that add to or enhance the City's Park, Recreation and Open Space network.

Policy 7.4.1:

Investigate a public referendum to create a bond for future park needs.

Policy 7.4.2:

Examine implementing a park impact fee and/or land dedication requirements for new development and redevelopment.

Policy 7.4.3:

Identify a location for a future community center.

Policy 7.4.4:

The City should examine all possibilities for land acquisition through direct purchase or the implementation of specific regulatory mechanisms including, but not limited to, conservation easements, lease of private lands, property exchange, lease of private lands, private donation and eminent domain.

Policy 7.4.5:

Identify and pursue the public land acquisition of unique natural areas and open spaces for the development of passive parks and/or environmental conservation.

VIII. EDUCATION FACILITIES ELEMENT

Goals, Objectives, and Policies

Goal : Quality traditional and non-traditional educational facilities for Doral’s residents, children, and businesses providing outstanding and diverse educational opportunities, and to Develop, operate and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the City and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizens of the City of Doral and Miami-Dade County, Florida.

Objective 8.1: **Educational Facilities and Opportunities**
Actively coordinate with the Miami-Dade County School Board and charter school developers in the siting and management of educational facilities and services throughout the City.

Evaluation Measure #1 2: Significant reduction in the number of portables at educational facilities within the City.

Evaluation Measure #2 3: Number of annual contacts and meetings with the School Board staff.

Policy 8.1.1: Work closely with the School Board to implement the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County.”

Policy 8.1.2: Continue to work proactively with the School Board and charter school developers to substantially reduce overcrowding in Doral schools and improve educational quality through the improvement of existing schools, the creation of new schools, and school boundary changes when necessary.

Policy 8.1.3: Work with Miami-Dade County to construct a library facility within the City of Doral, possibly located at the 4.4-acre public site located east of the Miami International Mall, by 2008.

Policy 8.1.4: Whenever practical, attend School Board staff meetings and workshops open to the public where issues impacting the City are addressed.

Policy 8.1.5: Participate in staff working groups as required in the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County.”

Policy 8.1.6: As part of the Interlocal Agreement between Doral and the School Board:

- Establish a joint process for collaborative planning and decision-making on population projections and public school siting to accomplish coordination between the City's adopted Comprehensive Plan and the long range plans of the School Board;
- Supply requested socio-economic information to Miami-Dade County and the School Board in order to facilitate accurate and updated annual student enrollment projections for the City; and
- Provide an annual report on growth and development trends within the City to the School Board.

Policy 8.1.7: Annually review and evaluate the School Board's Tentative District Educational Facilities Plan, and provide comment on the plan's consistency with the City's Comprehensive Plan and Land Development Code (LDC).

Policy 8.1.8: Participate in the School Site Planning and Construction Committee (SSPCC) as needed, and review potential sites for new schools, proposals for significant renovation, additions to existing buildings and portables, and any planned closure of existing schools.

Policy 8.1.9: Attend the annual planning forum hosted by the School Board's Site Planning and Construction Committee (SSPCC), when City of Doral schools are discussed.

Policy 8.1.10: Evaluate any potential school site acquisition or expansion in the City within 45 days of written notice from the School Board for consistency with the City's Comprehensive Plan and Land Development Code (LDC).

Policy 8.1.11: Provide comment to the School Board on all proposed construction or expansion of public educational facilities within the City's jurisdiction no later than 60 days after receipt of a complete site plan for consistency with the City's Comprehensive Plan and Land Development Code (LDC).

Policy 8.1.12: Coordinate with the School Board to address any on-site and off-site improvements necessary to support new schools, proposed significant expansion of existing schools, or mitigate any existing adverse traffic and other impacts around schools.

Policy 8.1.13: Invite a School Board staff representative to attend a Local Planning Agency (LPA) meetings as a non-voting member whenever comprehensive plan amendments or rezonings are being considered that, if approved, would increase residential density.

- Policy 8.1.14:** Notify the School Board of any proposed land use applications and development proposals that may affect future student enrollment or school facilities, and include a School Board representative in the development review process for all residential zoning hearing applications that, if approved, would increase residential density
- Policy 8.1.15:** Coordinate with neighboring jurisdictions to address public school issues of mutual concern.
- Policy 8.1.16:** Consider collocation, shared use, and/or community school opportunities for existing and future schools and community facilities where appropriate.
- Policy 8.1.17:** Coordinate with the School Board on Capital Improvements undertaken by the City, such as funding priorities for mutually beneficial improvements or opportunities for collocation or sharing of facilities.
- Policy 8.1.18:** The City will provide an expedited development review process for all proposed public schools within Doral.
- Policy 8.1.19:** Work closely with the School Board to review and revise, if appropriate, the student generation ratios used in the residential component of the downtown and community mixed use opportunity areas.
- Objective 8.2:** The City shall coordinate, with the Miami-Dade County Public Schools, new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.¹
- Evaluation Measure #1: This Objective will be measured through annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program to determine if the adopted concurrency level of service standard is being achieved.*
- Policy 8.2.1:** Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100%

¹ Level of Service standards for public school facilities apply to those traditional educational facilities owned and operated by the Miami-Dade County Public Schools that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of the development. No credit against the impact of development shall be given for either magnet or charter schools if their district-wide enrollment is at or above 100% FISH Capacity.

utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard shall be applicable in each public school concurrency service area (CCSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district-wide basis.

Policy 8.2.2:

It is the goal of Miami-Dade County Public Schools and the City of Doral for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.

By December 2010, the Miami-Dade County Public Schools in cooperation with county and other affected agencies will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (No Relocatable Classrooms) for all CSA's.

Policy 8.2.3:

In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and are located, either in whole or in part, within the same Geographic Areas Northwest, Northeast, Southwest, or Southeast as the proposed development; or
- b) The development's impact is mitigated, proportionate to the demand for public school schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction,

- expansion, or payment for land acquisition or construction of a permanent public school facility: or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement. is subject to approval by Miami-Dade County School Board. City of Doral and the Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools Facility Work Program.
- c) The development's impacts are phased to occur when sufficient capacity will be available.
 - d) The development's impacts are mitigated by the establishment of a charter school.

If none of the above conditions is met, the development shall not be approved.

Policy 8.2.4:

Concurrency Service Areas (CSA's) shall be delineated to: 1) maximize capacity utilization of the facility; 2) limit maximum travel times and reduce transportation costs; 3) acknowledge the effect of court-approved desegregation plans; 4) achieve socio-economic, racial, cultural and diversity objectives; and 5) achieve other relevant objectives as determined by Miami-Dade County Public Schools' policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the SA's shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

Policy 8.2.5:

Ensure, via the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

Policy 8.2.6:

Pursuant to Chapter 163, Florida Statutes, the 2010-2011 Miami-Dade County Public Schools 5-year District Facilities Work Program, developed by Miami-Dade Public Schools and adopted by the Miami-Dade County School Board, is incorporated by reference into the City's Capital Improvement Plan, as applicable. The City shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program and/or concurrency service area maps to

include existing and anticipated facilities for both the 5-year and long-term planning periods and to ensure that the adopted level of service standard will continue to be achieved and maintained. The City, through its annual updates of the 5 year Capital Improvement Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City, Miami-Dade County Public Schools, and other local governments will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 8.2.7: Coordinate with Miami-Dade County Public Schools in the annual review of the City's Educational Element, and make amendments as necessary, pursuant to Florida Statutes, the Interlocal Agreement and other objectives and policies herein.

Objective 8.3: **Enhance Educational Quality and Opportunities**
Expand the use of non-traditional (nonpublic, charter and private) school facilities in the City in order to reduce public school over-crowding and provide more quality educational options for Doral's school age and adult population.

Evaluation Measure #1: Number of new student seats added in new or expanded non-public and private charter schools.

Evaluation Measure #2: Increase in the number of non-traditional (e.g., charter schools) education options available to Doral residents.

Policy 8.3.1: Encourage the School Board, developers, private and charter school operators to initiate creative alternatives for addressing the additional student capacity created by new residential development, including, but not limited to, school construction by private businesses and the leasing of existing buildings for schools.

Policy 8.3.2: Research the feasibility of establishing an Education Facilities Benefit Districts (EFBDs) within the City as a mechanism to supply needed school facilities.

Policy 8.3.3: Investigate opportunities for creating charter schools within the City that are funded through private businesses, non-profit agencies, and/or the City.

- Policy 8.3.4:** Work closely with the School Board to investigate requirements methods to apply at the development approval stage to ensure that charter schools in the City remain in operation, or if forced to close, an alternative plan is triggered to make sure the quality and size of the school is replicated in another nearby location.
- Policy 8.3.5:** Encourage universities, colleges, non-profit education providers, and the School Board to establish college-level and adult education facilities and programs in, or in close proximity to, Doral.
- Policy 8.3.6:** Work with area businesses to identify any educational needs they have and develop strategies to help meet them.
- Objective 8.4:** **School Location and Accessibility**
 Locate and design new schools and improve existing educational facilities to increase accessibility and safety for residents and children, while protecting neighborhoods and promoting, when feasible, collocation of community facilities.
- Evaluation Measure #1:* Number of shared facilities within the City.
- Evaluation Measure #2:* Increase in length of sidewalks and other pathways connecting schools with parks and neighborhoods.
- Policy 8.4.1:** Provide linkages between schools, parks, libraries and other public facilities, and neighborhoods with sidewalks, trails, and bikeways for safe access.
- Policy 8.4.2:** Support the collocation of public facilities, including parks, libraries and community centers, with schools where feasible.
- Policy 8.4.3:** Consider collocation and shared use opportunities when preparing future capital improvement plans, and when planning and designing new or renovated community facilities.
- Policy 8.4.4:** Schools shall be allowed in all land use categories on the adopted Future Land Use Map and all zoning districts in the Land Development Code.
- Policy 8.4.5:** Schools shall be encouraged in or near residential neighborhoods whenever possible provided adverse impacts to neighborhoods are minimized.
- Policy 8.4.6:** Work with developers, other private interests, and the School Board to find suitable locations for new school sites within the City.
- Policy 8.4.7:** Consider supplementing school transportation with trolleys, mini-buses, or other alternative transportation methods.

- Policy 8.4.8:** Coordination with the Federal Aviation Administration (FAA) and local legislators to relieve the school location restrictions imposed by Miami International Airport flight paths over the City.
- Policy 8.4.9:** When selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.
- Policy 8.4.10:** The City shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in the City of Doral to the City for its review.
- Policy 8.4.11:** Coordinate with Miami-Dade County Public Schools in the potential use of appropriate public schools as emergency shelters as necessary during emergencies.
- Objective 8.5:** The City shall promote the reduction of overcrowding which currently exists in the Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 8.2.
- Objective 8.6:** Schools shall be encouraged in or near residential neighborhoods whenever possible and to coordinate with Miami-Dade Public Schools to mitigate adverse impacts of public school facilities on the surrounding communities, particularly as it relates to traffic infrastructure, landscaping, operational activities, security, historical resources, and aesthetics.
- Policy 8.6.1:** Coordinate with Miami-Dade County Public Schools and other adjoining jurisdictions and agencies in the development of policies and procedures that address the adverse impacts of existing and new public school facilities on the surrounding communities.
- Policy 8.6.2:** Miami-Dade County Public Schools shall be encouraged to develop and operate all of its public school facilities within the framework of the City's established land use regulations, processes, and procedures.

IX. INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives, and Policies

- Goal:** Undertake actions necessary to establish and maintain intergovernmental relationships designed to improve communication and coordination with public and private entities involved in development activities, resource conservation, transportation and infrastructure, and growth management, including the achievement of consistency among all government agencies implementing plans and programs affecting the City of Doral.
- Objective 9.1:** **Continue and Improve Coordination**
Continue and improve coordination activities with governmental agencies possessing planning and regulatory authority, which affect the City's land use, transportation system, utilities, educational facilities, financial affairs, environmental issues and other applicable areas.
- Evaluation Measure:* Establishment of a formal monitoring function within City government for intergovernmental coordination.
- Policy 9.1.1:** Coordinate planning activities mandated by the Comprehensive Plan with area communities, federal, state, regional, county, school board and other local governments and agencies.
- Policy 9.1.2:** Participate in federal, state, regional and area workshops, meetings and public hearings relating to topics affecting Doral and its environs.
- Policy 9.1.3:** To achieve coordination with different agencies, provide effective coordination through interlocal agreements, joint planning and service agreements, special legislation and joint meetings or work groups which are used to further intergovernmental coordination.
- Policy 9.1.4:** Special coordination emphasis shall be placed on maintaining effective lines of communication with county, regional and state agencies charged with setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities located in and around Doral.
- Policy 9.1.5:** The City Manager or a designee shall prepare and review the annual level-of-service monitoring report in the adopted concurrency

management system. The purpose of this report is to provide the affected entities with information in order to evaluate and coordinate level-of-service standards.

Policy 9.1.6: The City Manager or a designee shall recommend procedures to be undertaken if an outside entity that has maintenance responsibility for a public facility serving the City does not plan for the necessary improvements in a timely manner in order to maintain the City's adopted level-of-service.

Policy 9.1.7: In situations where other public or private entities are providing a public facility or service within the City for roads, water, sewer, drainage, parks or solid waste, the City will coordinate its adopted level-of-service standard with the applicable entity within the parameters allowed by the Capital Improvements Element of this Plan.

Policy 9.1.8: Coordinate with Federal, State, and County authorities to ensure the City receives its fair share of revenue sharing allocations, and facilities and services improvements.

Policy 9.1.9: Actively pursue public and private grant opportunities that will enhance City services and facilities.

Policy 9.1.10: The City's Comprehensive Plan will be consistent, where feasible, with the State of Florida Strategic Plan, the South Florida Strategic Regional Policy Plan, the Miami-Dade County Comprehensive Development Master Plan, the Comprehensive Plans of adjacent local governments, applicable regional water supply plan(s), and applicable campus master plans pursuant to F.S. 1013.30.

Policy 9.1.11: Continue to coordinate with the Miami-Dade County School Board to implement the Interlocal Agreement for Public School Facility Planning in Miami-Dade County between the City and the School Board. The agreement addresses the following issues:

- a) Joint meetings on a semi-annual basis between the City and the School Board to discuss issues and formulate recommendations regarding public education in the School District;
- b) Student enrollment and population projections;
- c) Coordination and sharing of information;
- d) Periodic review of the Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs association with the development of public school capacity are identified when updating the impact fee structure;
- e) Annual reporting by the City to the School Board of growth and development trends in the City;

- f) Traffic circulation in and around school sites;
- g) Supporting infrastructure;
- h) Public education facilities site plan review;
- i) Local Planning Agency, Comprehensive Plan amendments, rezonings, and development approvals;
- j) Collocation and shared use;
- k) Dispute resolution;
- l) Oversight process; and
- m) School site selection, significant renovations, and potential school closures.

Policy 9.1.12: Coordinate with the Miami-Dade County School Board on enrollment boundaries.

Policy 9.1.13: Pursue resolution of development and growth management issues with impacts transcending the City's political jurisdiction including issues of federal, regional and state significance with the appropriate agencies. Issues to be pursued include, but are not limited to, the following:

- a) Impacts of development proposed in the Comprehensive Plan on Miami-Dade County, adjacent cities, the region, the state, and any other governmental entity.
- b) Land development activities adjacent to the City's corporate limits within Miami-Dade County or nearby cities.
- c) Regulatory framework and implementation of affordable housing programs.
- d) City land development activities adjacent to the unincorporated area of the county, or nearby cities.
- e) Potential annexation issues.
- f) Area-wide drainage and stormwater management master plan, proposed improvements, and implementing programs.
- g) Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements.
- h) Managing level-of-service impacts of new development and tourism on major transportation linkages and critical intersections impacting the City and adjacent areas.
- i) Level-of-service standards for transportation and infrastructure system impacting the City and adjacent areas.
- j) Conservation of natural and historical resources.
- k) Noise and other adverse impacts on Doral from aircraft operations associated with the Miami International Airport.
- l) Regional road and transit improvements that significantly alter or otherwise impact existing traffic circulation patterns and congestion in the City.
- m) Impacts of rock mining on the quality of life of residents.

n) Communicate with the Southern Command regarding rights-of-way issues as they arise.

Policy 9.1.14: Maintain open communications with and monitor the County Resource Recovery Facility regarding potential noise, dust, and odor concerns.

Policy 9.1.16: Utilize the conflict resolution procedures established by the South Florida Regional Planning Council, the dispute resolution process as established pursuant to F.S. 186.509, and/or Miami-Dade County conflict resolution forums, where appropriate, to bring closure in a timely manner to intergovernmental disputes.

Policy 9.1.17 Work with Miami-Dade County and adjacent municipalities to establish procedures to identify and implement joint planning areas for the purpose of annexation, municipal incorporation, and joint infrastructure areas. Such procedures may include community workshops, data sharing, and staff coordination meetings

Policy 9.1.18 Work with Miami-Dade County and adjacent municipalities to establish joint procedures for the siting of facilities with county-wide significance, including locally unwanted land uses, such as solid waste disposal facilities. Such procedures may include conflict resolution, community workshops, and staff coordination meetings.

Policy 9.1.19 Coordinate all disaster preparedness programs with the Miami-Dade County OEM to ensure consistency with the County's Comprehensive Emergency Management Plan and the Miami-Dade Local Mitigation Strategy (LMS) and in updating hurricane evacuation shelter assignments.

Policy 9.1.20 Work with Miami-Dade County in implementing the approved Local Mitigation Strategy for hazard mitigation, and by January 2007, the City shall develop a City Emergency Plan to increase public safety and reduce damages and public expenditures.

Objective 9.2: **Coordination with Transportation Authorities**
Coordinate with government agencies that provide transportation facilities and services to ensure the City receives its fair share of funding and improvements.

Evaluation Measure: City participation in regional transportation planning activities.

Policy 9.2.1: Work with FDOT, the Florida Turnpike Authority, Miami-Dade County MPO, and Miami-Dade County (including Miami-Dade

County Transit), to promote multi-modal transportation plans and programs to adequately provide future capacity for the City.

Policy 9.2.2: Participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District VI of the FDOT.

Policy 9.2.3 Support Miami-Dade County in efforts to improve existing transit systems, including expanded routes and increased frequency of service.

Objective 9.3: **Communicate Doral's Plans**
Ensure that the impact of Doral's plans and programs in the Comprehensive Plan are fully communicated and considered through coordination mechanisms with adjacent communities, Miami-Dade County, the region and the State.

Evaluation Measure: Maintenance of regular communication channels with affected governmental agencies, communities and private landowners.

Policy 9.3.1: The review of proposed development within the City of Doral shall include findings, where appropriate, indicating any significant impacts on adjacent communities.

Policy 9.3.2: The City of Doral's City Manager or his designee shall be the designated liaison to disseminate information on proposed growth management amendments by the City, which affect any of the entities listed in the Element Goal.

Policy 9.3.3: Identify, develop and pursue areas where intergovernmental land use planning and level-of-service agreements are needed between respective governments or private entities.

Policy 9.3.4: Any intergovernmental planning agreements shall include provisions for review and comment on the City of Doral's land use plans along jurisdictional lines, facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.

Policy 9.3.5: Continue to participate in cooperative planning programs with other governmental entities and coordinate planning activities mandated by various Elements of the City's Comprehensive Plan with other affected communities.

X. CAPITAL IMPROVEMENTS ELEMENT

Goals, Objectives, and Policies

Goal: Adequate and timely public facilities and infrastructure capacity to accommodate existing residents, businesses and governmental users within the City of Doral, maximizing the use and value of existing facilities, and effectively managing future growth consistent with the level-of-service standards established in the Comprehensive Plan.

Objective 10.1: **Fiscal Resources**
Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

Evaluation Measure #1: Steady growth in funding sources available for capital improvements.

Evaluation Measure #2: Number of grants applied for and received.

Policy 101.1: Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable LOS standards prior to the issuance of new development orders.

Policy 10.1.2: Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

Policy 10.1.3: Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

Policy 10.1.4: Aggressively seek all realistic grant opportunities to fund CIP projects.

Objective 10.2: **Provision of Public Facilities**
Provision of the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth consistent with the adopted level-of-service standards.

Evaluation Measure #1: Annual update and implementation of the Five-Year Schedule of Capital Improvements.

Evaluation Measure #2: Maintenance of adopted Level of Service standards.

- Policy 10.2.1:** Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the City's annual budgeting process. Amend the Capital Improvement Element annually to reflect these changes.
- Policy 10.2.2:** Coordinate planning for City improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), Miami-Dade County and adjacent municipalities when applicable.
- Policy 10.2.3:** Designate those projects identified in the other elements of the Comprehensive Plan, determined to be of relatively large scale (\$25,000 or greater), as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.
- Policy 10.2.4:** Implement the Five-Year Schedule of Capital Improvements and update the Schedule through an Annual Update and Inventory Report (AUIR).
- Policy 10.2.5:** Evaluate and rank the proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvements, prioritizing them according to the following guidelines:
- Protection of public health, safety and welfare;
 - Fulfills the City's legal commitment to provide facilities and services;
 - Corrects existing deficiencies;
 - Maintains adopted levels of service;
 - Provides for the most efficient and effective use of existing and/or future facilities;
 - Provides new capacity to accommodate future growth consistent with this Plan;
 - Prevents or reduces future improvement costs; and
 - Promotes cost-effective use of time and revenue.
- Policy 10.2.6:** Consider the following amendment guidelines if one or more of the funding source(s) identified in the Five-Year Schedule of Capital Improvements is not available:
- Adjust the schedule by removing projects, which have the lowest priority.
 - Delay projects until funding can be guaranteed.
 - Do not issue development orders that would continue to cause a deficiency on the public facility's adopted LOS standards.
 - Pursue alternative funding sources.

- Policy 10.2.7:** Use the City’s Land Development Code to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.
- Policy 10.2.8:** Coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.
- Policy 10.2.9:** Repair, rehabilitate, and replace the City’s capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.
- Policy 10.2.10:** Assess new development a pro rata share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.
- Objective 10.3:** **Debt Management**
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.
- Evaluation Measure:* Record of utilization of standards regarding debt.
- Policy 10.3.1:** Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the City’s ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.
- Policy 10.3.2:** Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.
- Policy 10.3.3:** The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.
- Policy 10.3.4:** Total debt service expenditures, including revenue bonds, shall be no more than 10 percent of total revenue.
- Policy 10.3.5:** Outstanding capital indebtedness shall be no more than five (5) percent of the City’s property tax base.

Policy 10.3.6: Debt payment shall not exceed the anticipated useful life of an improvement and, in no case, shall exceed thirty years.

Objective 10.4: **Levels of Service Standards and Concurrency Management**
Base decisions regarding the issuance of development orders or permits, in part, on the availability of infrastructure facilities and essential services which meet the adopted Level-of-Service (LOS) standards concurrent with the impacts of the development as measured by the adopted Concurrency Management System, and require new development to pay a proportionate cost of facility improvements to maintain the LOS standards.

Evaluation Measure: Number of capital improvements built to meet adopted levels of service.

Policy 10.4.1: As indicated in the applicable Elements of this Plan, the City of Doral has adopted the minimum LOS standards shown in Table 10.1:

Table 10.1 : Recommended Level of Service (LOS) Standards for the City of Doral

<i>Public Facility</i>	Level of Service Standard
Potable Water ^a	<p><u>Regional Treatment</u> - The regional treatment system shall operate with a rated capacity no less than two percent above the maximum daily flow for the preceding year.</p> <p><u>User LOS</u> - The system shall maintain the capacity to produce and deliver 200 gallons per capita per day.</p> <p><u>Water Quality</u> - Water quality shall meet all federal, state, and county standards for potable water.</p> <p><u>Water Flow</u> - Water supply and distribution mains must assure adequate flow for Miami-Dade County Fire/Rescue and consumer needs. Miami-Dade County requires water pressure between 20 and 100 pounds per square inch (psi) to be delivered to users, with a schedule of minimum fire flows based upon land uses served.</p>
Sanitary Sewer ^a	100 gallons/capita/day
Stormwater Drainage	<p><u>Water Quality Standard</u> - Stormwater facilities shall meet the design and performance standards established in Chapter 62-25, Rule 25.025, Florida Administration Code (FAC), with treatment of the runoff from the first one inch of rainfall onsite to meet the water quality standards required by Chapter 62-302, Rule 862-302.500, FAC.</p> <p><u>Water Quantity Standard</u> - Where two or more standards impact a specific development, the most restrictive standard shall apply:</p> <ul style="list-style-type: none"> • Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration. • Treatment of the runoff from the first one inch of rainfall onsite or the first 0.5 inch of runoff from impervious areas, whichever is greater. <p><u>Flooding Standard</u> - During the 10-year return design storm event, flooding of minor arterials should be below the crown of the roadway.</p>
Solid Waste ^a	9.4 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of Five-Years.
Recreation/Open Space	<p>The City shall maintain and enhance (over a 15-year period) its park level-of-service standard as follows:</p> <ul style="list-style-type: none"> • 2006-2008: 3.00 acres of developed park land per 1,000 residents. • 2009-2011: 3.25 acres of developed park land per 1,000 residents. • 2012-2014: 3.75 acres of developed park land per 1,000 residents. • 2015-2020: 4.25 acres of developed park land per 1,000 residents.
Transportation: FIHS Roadways	All Florida Intrastate Highway System (FIHS) roadways must operate at LOS D or better (at peak hour), except where 1) exclusive through lanes exist, roadways may operate at LOS E (at peak hour), or 2) such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E (at peak hour). Constrained or backlogged limited and controlled access FIHS roadways operating below the foregoing minimums must be managed to not cause significant deterioration.
Transportation: County Roadways within the Urban Development Boundary (UDB), but Outside the Urban Infill Area (UIA)	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour. When extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 120% of their capacity at peak hour.
Transportation: City Streets	The minimum acceptable average daily and peak period operating level of service for all City streets within the City of Doral shall be Level of Service D.
Public Schools ^b	The ratio of students per student station shall not exceed 1.25 for public schools (excluding Pre-kindergarten).

- Notes: ^a. These public facilities and services are provided by Miami-Dade County and are subject to the level of service standards established in the Miami-Dade County Comprehensive Development Master Plan (CDMP). The City of Doral will adopt these same level of service standards to be consistent with the CDMP, as amended.
- ^b. The level of service standard for public schools is established by the Miami-Dade County Public School District.

Policy 10.4.2: Monitor and ensure adherence to the adopted level of service standards and the availability of public facility capacity using the following Concurrency Management System:

Sanitary Sewer, Solid Waste, Drainage and Potable Water: Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards all must meet one of the following timing requirements:

- The development order includes a condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

Parks & Recreation: Acreage for recreation and open space facilities needed to support development at the adopted LOS standard must be dedicated or acquired by the City prior to the issuance of a certificate of occupancy. Alternatively, funds in the amount of the developer's fair share shall be committed no later than the issuance of a development order. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

Transportation: Prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or
- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a

certificate of occupancy or its functional equivalent as provided in the adopted Five-Year Schedule of Capital Improvements.

- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

Public Schools: Capital improvements associate with the construction of educational facilities are the responsibility of the Miami- Dade County Public Schools. Those capital improvements for educational facilities, as listed in the Miami-Dade County Public Schools Facilities Work Program dated September 2008 and adopted by the Miami-Dade School Board, are incorporated by reference into the Capital Improvement Element. Public schools within Doral's CSA, or that influence Doral's CSA, as planned in the Miami-Dade County Public Schools Facility Work Program are hereby incorporated into the City's 5-year Schedule of Capital Improvements by reference. The City and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Concurrency Service Areas (CSA's) shall be delineated to: 1) maximize capacity utilization of the facility: 2) limit maximum travel times and reduce transportation costs: 3) acknowledge the effect of court-approved desegregation plans: 4) achieve socio-economic, racial, cultural and diversity objectives: and 5) achieve other relevant objectives as determined by Miami-Dade County Public Schools' policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the CSA's shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

Prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard shall be applicable in each public school concurrency service area (CSA) defined as the public school attendance boundary established by the Miami-Dade County Public Schools.
- The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms) which shall be calculated on a district-wide basis.
- It is the goal of Miami-Dade County Public Schools and the City of Doral for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution.
- By December 2010, the Miami-Dade County Public Schools in cooperation with county and other affected agencies will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSA's.
- In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:
 - a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Educational Impact Fee Benefit District as the proposed development: or
 - b) The development's impact is mitigated, proportionate to the demand for public school schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land: the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate

share mitigation agreement is subject to approval by Miami-Dade County School Board. City of Doral and the Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools Facility Work Program.

c) The development's impacts are phased to occur when sufficient capacity will be available.

d) The development's impacts are mitigated by the establishment of a charter school so as long as charter schools are recognized as part of the Interlocal Agreement. Subject to the following conditions:

a. The Miami-Dade County School District shall cosponsor the charter school.

b. The City shall be involved with the creation and/or operation of the charter school in some fashion.

c. In the event the charter school terminates, the land and building shall revert to the City to be used for educational purposes.

The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.

Policy 10.4.3:

Manage and improve the City's concurrency monitoring system, as part of the Land Development Code, to:

- Determine whether necessary facilities identified within the City's Capital Improvements Element, including potable water, sanitary sewer, solid waste, stormwater management, recreation and open space, and transportation are being constructed in accordance with the Schedule of Capital Improvements, as amended.
- Annually update existing level of service, committed capacity as defined in the Land Development Code, and facility needs to maintain adopted Levels of Service prior to and in conjunction with the annual update of the City's Capital Improvements Element and Capital Improvement Program, and preparation of the Annual Budget.

Policy 10.4.4:

Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of approval, development orders or permits are to be conditioned upon the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in a development order issued pursuant to Chapter 380, F.S.

Policy 10.4.5:

Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines:

- Will the action contribute to a condition of public hazard as described in the Infrastructure Element?
- Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation, Infrastructure, or Recreation and Open Space Elements?
- Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the Five-Year Schedule of Capital Improvements or by developer commitment?
- Is the action consistent with the goals, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
- If the City provides public facilities, in part or whole, is the action financially feasible pursuant to this Element?

- Capital improvements associate with the construction of educational facilities are the responsibility of the Miami-Dade County Public Schools. Those capital improvements for educational facilities, as listed in the Miami-Dade County Public Schools Facilities Work Program 2010-2011 and adopted by the Miami-Dade School Board, are incorporated by reference into the Capital Improvement Element and 5-year Schedule of Capital Improvements.

A. *Schedule of Capital Improvements*

The following Schedule of Capital Improvements (SCI) is the mechanism by which the City of Doral can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report are used to document the economic feasibility of the City's Comprehensive Plan.

Financial Feasibility Analysis

Florida Statutes s. 163.3177(2) requires the City to demonstrate that projects listed during the first three years of the 5-Year SCI have committed funding sources, while the remaining two years may include both committed and planned funding sources. In order to demonstrate financial feasibility, the capacity-related improvements revenues and expenditures for the 5-year planning period are projected below in Tables 10.2 and 10.3.

FY 2012-2016 Schedule of Capital Improvements

The data and analysis presented herein shows level of service (LOS) needs in Transportation, Parks and Recreation, and Stormwater Management. The proposed Schedule of Capital Improvements (SCI) in Tables 10.4 and 10.5 are intended to address the maintenance and improvement of public facilities. These tables will replace the currently adopted FY 2009-2013 SCI contained in Appendix B of this report.

Table 10.2 :Projected Revenues for Capacity-Related Projects by Funding Source

FUNDING SOURCES	FY 2012/2013	FY2013/2014	FY2014/2015	FY2015/2016	FY2016/2017	5-YEAR TOTAL
For City-Funded Projects						
Parks & Recreation	\$10,300,000	\$10,300,000	\$2,000,000	\$4,000,000	\$11,800,000	\$38,400,000
Stormwater Fund	\$5,600,000	\$3,800,000	\$3,800,000	\$3,800,000	\$3,800,000	\$20,800,000
Park Impact Fee Fund*	\$232,000	\$238,960	\$246,129	\$253,513	\$261,118	\$1,231,720
Park Bonds	\$0	\$0	\$15,000,000	\$13,000,000	\$5,000,000 ¹	\$33,000,000
Developer Contributions for Parks and Park Impact Fee Credits	\$0	\$0	\$0	\$0	\$0	\$0
Transportation Fund*	\$3,433,970	\$3,536,989	\$3,643,099	\$3,752,392	\$3,864,963	\$18,231,413
Public Works	\$5,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$21,000,000
TOTAL	\$24,565,970	\$21,875,949	\$28,689,228	\$28,805,905	\$28,726,081	\$132,663,133
For Projects Funded by Other Agencies						
Miami Dade County Public Schools	\$2,966,667	\$11,766,667	\$21,766,666	\$10,000,000	\$10,000,000	\$56,500,000
Miami Dade Public Works	\$0	\$6,000,000	\$5,593,000	\$0	\$0	\$11,593,000
TOTAL	\$2,966,667	\$17,766,667	\$27,359,666	\$10,000,000	\$10,000,000	\$68,093,000
GRAND TOTAL	\$27,532,637	\$39,642,616	\$56,048,894	\$38,805,905	\$38,726,081	\$200,756,133

Notes:

*Projected Revenues for City-funded projects assumes an annual 3 percent growth in revenues per fiscal year.

¹Bonds not committed.

Source: City of Doral Adopted Budget 2011-2012, Planning and Zoning Department.

Table 10.3: Projected 5-Year Expenditures for Capital Improvements by Type

CAPITAL IMPROVEMENTS PROJECTS	FY 2012/2013	FY 2013/2014	FY2014/2015	FY 2015/2016	FY 2016/2017	5-YEAR TOTAL
City-Funded Projects						
Drainage Improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Parks	\$13,420,000	\$10,300,000	\$2,450,000	\$4,653,000	\$11,800,000	\$42,623,000
Roadways	\$2,312,000	\$0	\$950,000	\$5,000,000	\$900,000	\$9,162,000
TOTAL	\$16,232,000	\$10,800,000	\$3,900,000	\$10,153,000	\$13,200,000	\$54,285,000
Projects Funded by Other Agencies						
Public School	\$2,966,667	\$11,766,667	\$21,766,666	\$10,000,000	\$10,000,000	\$56,500,000
Roadways and Expressways	\$0	\$6,000,000	\$5,593,000	\$0	\$0	\$11,593,000
TOTAL	\$2,966,667	\$17,766,667	\$27,359,666	\$10,000,000	\$10,000,000	\$68,093,000
GRAND TOTAL	\$19,198,667	\$28,566,667	\$31,259,666	\$20,153,000	\$23,200,000	\$122,378,000

Source: City of Doral Adopted Budget 2011-2012, Planning and Zoning Department.

Revenue projections for capital projects to be funded by Doral are based on the City's adopted 2011-2012 budget and information provided by the City's Planning and Zoning Department. City revenues for capital improvements by type are also identified in Table 10.2. For example, the Stormwater Fund is used to fund drainage improvements, the Park Impact Fee fund is used to fund park improvements, and the Transportation Fund is used for capital improvements in transportation. It should be noted that the City has a small reserve in the Capital Improvements Fund for any capital projects in need of funding. The Capital Improvements Fund is comprised of revenue transfers from the General Fund, and recovery of grant funds from prior years.

An analysis of the projected revenues and planned capital expenditures indicate that the City will maintain financial feasibility through the 5-year planning period. The City is projected to accumulate \$132,663,133 million over the 5-year planning period to fund the capital improvements needed to maintain and improve public facility LOS, and has identified a total of \$54.2 million in capital improvement expenditures over the planning period.

Table 10. 4: FY 2012-2016 Schedule of Capital Improvements: City-Funded Projects

PROJECT LOCATION	TYPE OF WORK	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL COST	FUND SOURCE
City Transportation Projects								
NW 33rd Street & NW 87th Avenue	Roadway Improvements	\$490,000	\$0	\$0	\$0	\$0	\$490,000	TF/Grants
NW 114th Ave from NW 39th-NW 41st	Roadway Improvements- Widening/Intersection	\$282,000	\$0	\$0	\$0	\$0	\$282,000	TF
NW 109th Ave from NW 42nd-NW 43rd St	Roadway Improvements- Construction	\$0	\$0	\$600,000	\$0	\$0	\$600,000	TF
NW 107th Avenue & NW 41st St	Roadway Improvements- Widening/Intersection	\$0	\$0	\$350,000	\$0	\$0	\$350,000	TF
City Wide	Doral Trolley	\$340,000	\$0	\$0	\$0	\$0	\$340,000	TF/Grants
City Wide	Bike Paths	\$0	\$0	\$0	\$400,000	\$0	\$400,000	GF/TF
NW 102nd Ave from NW 66th-NW 74th St	Roadway Improvements- Construction	\$0	\$0	\$0	\$2,300,000	\$0	\$2,300,000	TF
NW 66th St from NW 97th-NW 102nd Ave	Roadway Improvements- Construction	\$0	\$0	\$0	\$1,700,000	\$0	\$1,700,000	TF
NW 92nd Ave from NW 25th-NW 33rd St	Roadway Improvements- Construction	\$0	\$0	\$0	\$600,000	\$0	\$600,000	Parks/TF
NW 82nd Ave and 14th, 17th and 21st St	Roadway Improvements-Connectors	\$1,200,000	\$0	\$0	\$0	\$0	\$1,200,000	TF
NW 82nd Ave from NW 33 to NW 27th St	Roadway Improvements- Widening	\$0	\$0	\$0	\$0	\$900,000	\$900,000	TF
5-Year Transportation Cost - Subtotal		\$2,312,000	\$0	\$950,000	\$5,000,000	\$900,000	\$9,162,000	
City Parks								
NW 114th Ave	NW 114th Avenue Park	\$10,300,000	\$10,300,000	\$0	\$0	\$0	\$20,600,000	GF/Impact Fees
NW 50th Street & NW 107th Ave	Linear Park	\$0	\$0	\$450,000	\$0	\$0	\$450,000	GF
NW 78th-NW 86th St, East of NW 107th Ave	Preserve	\$0	\$0	\$0	\$2,250,000	\$0	\$2,250,000	GF
DMS	DMS Soccer Field	\$0	\$0	\$0	\$253,000	\$0	\$253,000	GF
RRHS	Field Lighting	\$0	\$0	\$0	\$150,000	\$0	\$150,000	GF
NW 97th Avenue & NW 74th Street	Doral North Park	\$0	\$0	\$0	\$0	\$11,800,000	\$22,050,000	GF ¹
NW 87th Avenue & NW 30th Street	JCB Park	\$0	\$0	\$0	\$0	\$0	\$100,000,000	GF ²
NW 107th Avenue & NW 74th Street	Passive Park	\$0	\$0	\$2,000,000	\$2,000,000	\$0	\$4,000,000	GF ³
Downtown Doral	Triangle Annex 1.2 acres	\$3,120,000	\$0	\$0	\$0	\$0	\$3,120,000	GF
5-Year Parks Cost - Subtotal		\$13,420,000	\$10,300,000	\$2,450,000	\$4,653,000	\$11,800,000	\$152,873,000	column/row totals differ see notes
City Stormwater Drainage								
City Wide	Stormwater Drainage	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000	SWF
5-Year Drainage Cost - Subtotal		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000	
Total 5-Year Capital Cost - City of Doral		\$16,232,000	\$10,800,000	\$3,900,000	\$10,153,000	\$13,200,000	\$164,535,000	column/row totals differ see notes

Notes Table 10.4

TF: Transportation Fund
 SWF: Storm Water Fund
 GF: General Fund
 PW: Public Works Budget
 PZ: Planning & Zoning

¹Additional funding in out-years.

²Unfunded but programmed pursuant to the Parks Facilities Master Plan. Funding would occur in the 6th fiscal year.

³Unfunded but programmed pursuant to the Parks Facilities Master Plan

Grants

Bonds

Impact Fees

Source: Doral FY 2011-2012 Budget, Doral Planning & Zoning, Doral Public Works (2012)

Table 10.5: FY 2011- 2015 Schedule of Capital Improvements: Projects by Other Agencies

PROJECT LOCATION	TYPE OF WORK	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL COST	FUND SOURCE
Other Agencies								
Downtown Doral, K-5: NW 84 Ave / NW 53 St	School Bd. Capacity/Replace/Renov.	\$2,966,667	\$2,966,667	\$2,966,666	\$0	\$0	\$8,900,000	SB ¹
Doral Area @ S/S TI, K-8: NW 114 Ave / NW 90 St	School Bd. Capacity/Replace/Renov.	\$0	\$8,800,000	\$8,800,000	\$0	\$0	\$17,600,000	SB ²
Doral Area (secondary facility not located)	School Bd. Capacity/Replace/Renov.	\$0	\$0	\$10,000,000	\$10,000,000	\$10,000,000	\$30,000,000	SB ³
NW 74th Street: Turnpike to 826	Miami / Dade County Public Works: 4 Lanes to 6 Lanes	\$0	\$6,000,000	\$5,593,000	\$0	\$0	\$11,593,000	M/D PTP ⁴
Total 5-Year Capital Cost - Other Agencies		\$2,966,667	\$17,766,667	\$27,359,666	\$10,000,000	\$10,000,000	\$68,093,000	

Source: M/D School Board 2011/2012 Work Plan, M/D MPO 2011 TIP

Notes for Table 10.5

M/D PTP: Peoples Transportation Plan

SB: School Board

¹Specific FY expenditures may vary year-to-year

²Downtown Doral school subject to Doral CDD funding

³Doral Area facilities have not been funded in current plan

B. Monitoring and Evaluation

Concurrency Management System and Public Facility Monitoring

The City of Doral has established a Concurrency Management System (CMS) that insures the availability and sufficiency of public facilities and services at the time that the impacts of development occur and provides a program to prevent a reduction in the levels of service (LOS) below the adopted LOS standards. Furthermore it assures the proper timing, location and design of supportive urban service systems concurrent with the impacts of new development. The following benefits may also be realized with the adoption of a CMS:

- Support consistency of the Capital Improvements Element with the Future Land Use Element;
- Provide for the orderly and cost-effective expansion of public facilities;
- Supplement capital improvements expenditures and taxing structures for capital improvements; and
- Reduce the possibility of damage to the environment from the use of overburdened facilities.

The Concurrency Management System, which is incorporated in the Land Use Element and Capital Improvement Element, includes guidelines for interpreting and applying LOS standards to applications for development orders and development permits. It also establishes development review procedures in the City's Land Development Code that may make development approval contingent on the City's ability to provide facilities and services or may require that the developer provide facilities and services in order to maintain adopted LOS standards. Petitioners must supply public facility impact information with their development applications. City staff then reviews and verifies the project information, comparing it with public facility capacity data and anticipated committed development impacts to ensure that adopted LOS standards will be maintained if the development application is approved. If LOS will not be maintained, the petition is denied unless the applicant the applicant has presents revised plans demonstrating that the new development shall:

- Be serviced with all requisite public facilities concurrent with the impacts of development;
- Provide LOS for all requisite facilities which is compliant with the City's adopted LOS standards; and
- Shall not cause a reduction of levels of service for existing infrastructure below minimum adopted thresholds.

Plan Monitoring, Evaluation and Appraisal Process

The City of Doral will formally evaluate and appraise this Comprehensive Plan every 5-7 years, pursuant to State Statute, beginning with the original plan adoption in 2005 under the 1985 State Growth Management Act, as amended. The components of this comprehensive process are the updating and socioeconomic and development data, which is evaluated to determine if projections were accurate and what trends have developed. The Goals, Objectives, and Policies of the adopted Plan are then examined for updating, compliance with current law and introduction of new initiatives for the next planning period. In addition, City staff annually monitors Plan implementation with respect to goals, objectives and policies as part of the budgeting process.

Public participation is built into the entire process, which results in a final Evaluation and Appraisal report (EAR) that is reviewed and adopted by the Local Planning Agency and City Council, and transmitted to the Florida Department of Community Affairs (FDCA) for review. Once the final EAR is approved by all agencies, EAR-based Plan amendments are initiated and completed through the State-mandated process.