

ORDINANCE No. 2022-03

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP TO REFLECT THE BOUNDARIES OF THE "DORAL DÉCOR OVERLAY DISTRICT" (DDOD), GENERALLY BOUNDED BY NW 36 STREET ON THE NORTH, STATE ROAD 826 (PALMETTO EXPRESSWAY) ON THE EAST, NW 25 STREET ON THE SOUTH, AND NW 82 AVENUE ON THE WEST; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Doral Design District Master Plan was adopted pursuant to Ordinance No. 2010-28; and

WHEREAS, the Doral Design District Core Future Land Use Designation was adopted pursuant to Ordinance No. 2012-07; and

WHEREAS, the City of Doral (the "City") adopted land development regulations implementing the Doral Design District Plan and the Doral Design District Core Future Land Use Designation pursuant to Ordinance No. 2012-26; and

WHEREAS, the City Council passed and adopted Resolution No. 20-190, approving an agreement with Tindale-Oliver and Associates, Inc. to create a Doral Décor District Action Plan (the "Action Plan") and develop corresponding Land Development Code and Comprehensive Plan amendments; and

WHEREAS, the Doral Décor District (the "District") is generally bounded by NW 36 Street on the north, NW 25 Street on the south, NW 82 Avenue to the west and SR 826 (Palmetto Expressway) on the east, as graphically depicted in "Exhibit A"; and

WHEREAS, on August 2, 2021, the City of Doral staff and Tindale-Oliver & Associates, LLC (the "Consultant"), conducted City Council and Stakeholder Workshops

to identify potential refinements to the City's Comprehensive Plan and Land Development Code and to develop the Action Plan to better guide the growth of the District; and

WHEREAS, based on recommendations from the Consultant, the City of Doral staff has prepared an amendment to the City's Official Zoning Map to reflect the boundaries of the "Doral Décor Overlay District" (DDOD); and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed zoning map amendment are provided in section 53-213 of the City's land development code and that the proposed zoning map amendment has met those criteria and standards; and

WHEREAS, on January 26, 2022, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

WHEREAS, on January 26, 2022, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

WHEREAS, on March 23, 2022, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

WHEREAS, the Mayor and City Council finds that the adoption of the zoning map amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Approval. The City Council of the City of Doral hereby approve an amendment to the Official Zoning Map of the City of Doral to reflect the boundaries of the “Doral Décor Overlay District” (DDOD), generally bounded by NW 36 Street on the north, State Road 826 (Palmetto Expressway) on the east, NW 25 Street on the south, and NW 82 Avenue on the west, as depicted in “Exhibit B,” which is attached hereto and made a part thereof.

Section 3. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Councilmember Puig-Corve, who moved its adoption. The motion was seconded by Vice Mayor Cabral upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED on FIRST READING this 26 day of January, 2022.

PASSED AND ADOPTED on SECOND READING this 23 day of March, 2022.

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK



JUAN CARLOS BERMUDEZ, MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”



Esri, Community Maps Contributors, Miami-Dade County, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, SFWMD GIS Services, Maxar, Microsoft

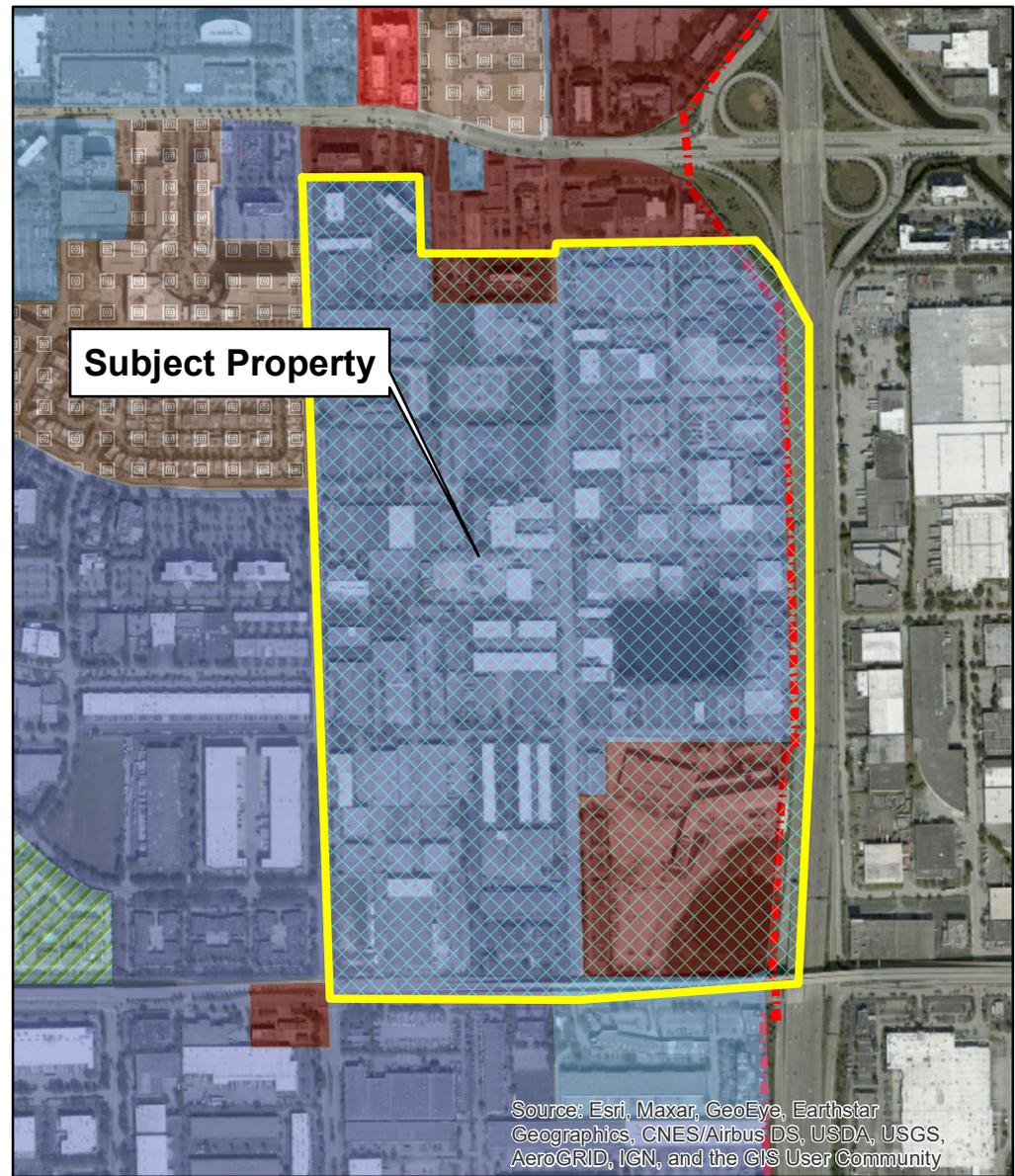
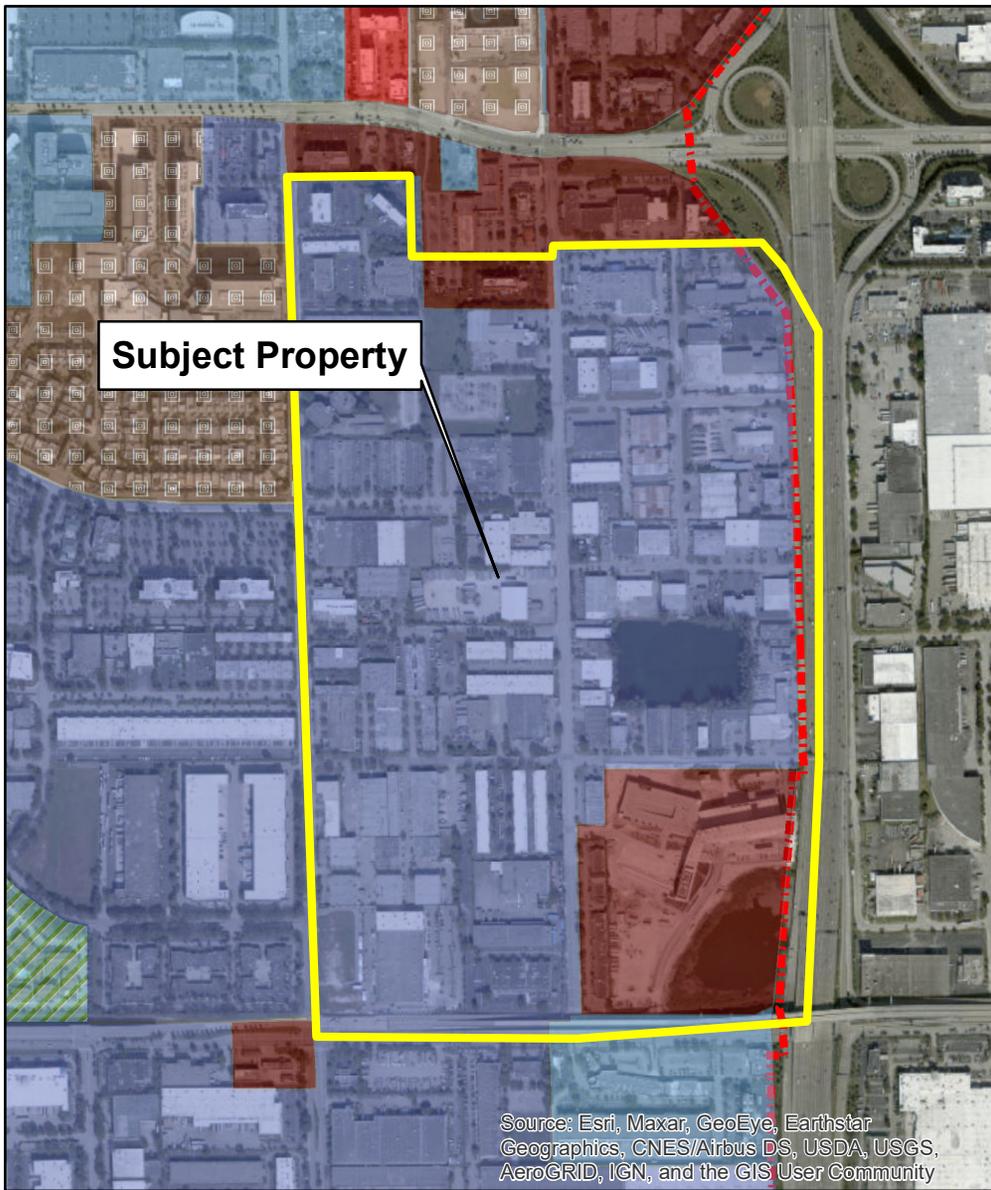
— Doral Décor District Boundary



Planning & Zoning Department
Doral Décor District

EXHIBIT A

EXHIBIT “B”



Legend

- Office 3 (O-3)
- Community Mixed Use (CMU)
- Downtown Mixed Use (DMU)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- Industrial (I)
- Doral Décor Overlay District (DDOD)
- City Limits

Current Zoning

City of Doral

Proposed Zoning



Planning & Zoning Department

Doral Décor Overlay District (DDOD) Zoning Map

