

RESOLUTION No. 24-56

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY AN AMENDMENT TO CHAPTER 68 “LAND USES AND ZONING DISTRICTS” OF THE CITY OF DORAL CODE OF ORDINANCES, TO CREATE ARTICLE VIII TO BE ENTITLED “LIVE LOCAL ACT,” TO ESTABLISH THE DEVELOPMENT STANDARDS FOR MULTI-FAMILY AND MIXED-USE QUALIFYING DEVELOPMENTS AUTHORIZED PURSUANT TO CHAPTER 2023-17 LAWS OF FLORIDA, AND PROCEDURES FOR PROCESSING OF SAME; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Florida Statutes, and the City of Doral (“City”) Land Development Code (“LDC”) Section 2-164, the City’s Local Planning Agency (“LPA”) has the responsibility to review and make recommendations to the City Council in regard to proposed land development regulations; and

WHEREAS, on March 29, 2023, Governor DeSantis signed into law SB 102, also known as the “Live Local Act” (the “Act”), creating Chapter 2023-17, Laws of Florida and Section 166.04151(7)(a), Florida Statutes; and

WHEREAS, the Act, among other things, is designed to increase the development of affordable housing throughout the State of Florida, by, in part, prohibiting local governments from applying certain use, height, and density regulations, as well as their public hearing processes, to affordable housing qualifying developments that are authorized under, and meet the criteria of, the Act (“Qualifying Developments”); and

WHEREAS, the City Council is considering an amendment to the City’s LDC, specifically Chapter 68 “Land Uses and Zoning Districts” to establish the development

standards and procedures for processing the Live Local Act qualifying development applications; and

WHEREAS, after careful review and deliberation the City Manager has determined that the proposed Ordinance is in compliance with the City's Comprehensive Plan and the City's LDC; and

WHEREAS, an LPA hearing on the aforementioned Ordinance was duly advertised in the Miami Herald a local newspaper of general circulation in the City of Doral and Miami-Dade County, and of general interest and readership in the community, and said hearing was held on March 13, 2024, at which time the LPA considered the contents of the Ordinance and the comments of all interested parties, and following due deliberation by its members, reached the recommendation set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY THAT:

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. **Decision.** The Local Planning Agency hereby recommends that the proposed text amendment to the Land Development Code as set forth in Ordinance 2024-09 go forward without a recommendation.

Section 3. **Effective Date.** This Resolution will become effective after adoption by the Local Planning Agency.

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

Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 13 DAY OF MARCH, 2024.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



GREENSPOON MARDER, LLP
INTERIM CITY ATTORNEY