

ORDINANCE No. 2021-38

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF THE CITY OF DORAL COMPREHENSIVE PLAN, RENAMING “DORAL DESIGN DISTRICT CORE” LAND USE CATEGORY TO “DORAL DÉCOR DISTRICT” CONSISTENT WITH POLICY 2.1.2 OF THE FUTURE LAND USE ELEMENT, AND ELIMINATING THE DOWNTOWN MIXED USE (DMU) AND COMMUNITY MIXED USE (CMU) OPPORTUNITY AREAS FROM THE FLUM; AUTHORIZING THE TRANSMITTAL OF THE FLUM AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; 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 Comprehensive Plan guides the future economic, social, physical, environmental, and fiscal development of the City; and

WHEREAS, the City should regularly update its Comprehensive Plan to reflect changes in local conditions; 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, conducted City Council and Stakeholder Workshops to identify potential refinements to the City’s Land Development Code and Comprehensive Plan and to develop the Action Plan to better guide the growth of the District; and

WHEREAS, based on study conducted and input from the City Council, property owners, business owners, and stakeholders, the City of Doral staff has prepared a Future Land Use Map (FLUM) amendment to rename the “Doral Design District Core” to “Doral Décor District” (DDD) consistent with Policy 2.1.2 of the Future Land Use Element, and to eliminate the Downtown Mixed Use (DMU) and Community Mixed Use (CMU) opportunity areas from the FLUM; and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed comprehensive plan amendment are provided in Section 53-213 of the City’s Land Development Code and that the proposed Future Land Use Map amendment has met those criteria and standards; and

WHEREAS, on October 27, 2021, 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 Future Land Use Map amendment to the City’s Comprehensive Plan as required by state law and local ordinances; and

WHEREAS, on October 27, 2021, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the Future Land Use Map amendment to the City's Comprehensive Plan as required by state law and local ordinances; and

WHEREAS, the amendment to the City's Comprehensive Plan Future Land Use Map is subject to Expedited State Review and was transmitted on November 8, 2021, to the Department of Economic Opportunity (DEO) and other reviewing agencies for review prior to consideration by the Mayor and City Council on second reading; and

WHEREAS, the Department of Economic Opportunity (DEO) and other reviewing agencies reviewed the Future Land Use Map amendment, offered no comments, and requested the City of Doral to adopt the proposed amendment; 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 Future Land Use Map amendment to the City's Comprehensive Plan as required by state law and local ordinances; and

WHEREAS, the Mayor and City Council finds that the adoption of the Future Land Use Map amendment to the City's Comprehensive Plan 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. Adoption. The Mayor and City Council of the City of Doral hereby approve a Future Land Use Map amendment to the City's Comprehensive Plan to rename the "Doral Design District Core" to "Doral Décor District" (DDD) consistent with Policy 2.1.2 of the Future Land Use Element, and to eliminate the Downtown Mixed Use (DMU) and Community Mixed Use (CMU) opportunity areas from the FLUM, as provided in "Exhibit B," which is attached hereto and made part thereof.

Section 3. Authorization to Transmit. The City Manager or his/her designee is hereby authorized to transmit the Future Land Use Map amendment to the City's Comprehensive Plan to the State Land Planning Agency in the Florida Department of Economic Opportunity and other required governmental agencies for their review consistent with Section 163.3184, Florida Statutes.

Section 4. 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 5. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission

enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

The foregoing Ordinance was offered by Vice Mayor Cabral, who moved its adoption.

The motion was seconded by Councilmember Mariaca 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 27 day of October, 2021.

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

ATTEST:



JUAN CARLOS BERMUDEZ, MAYOR



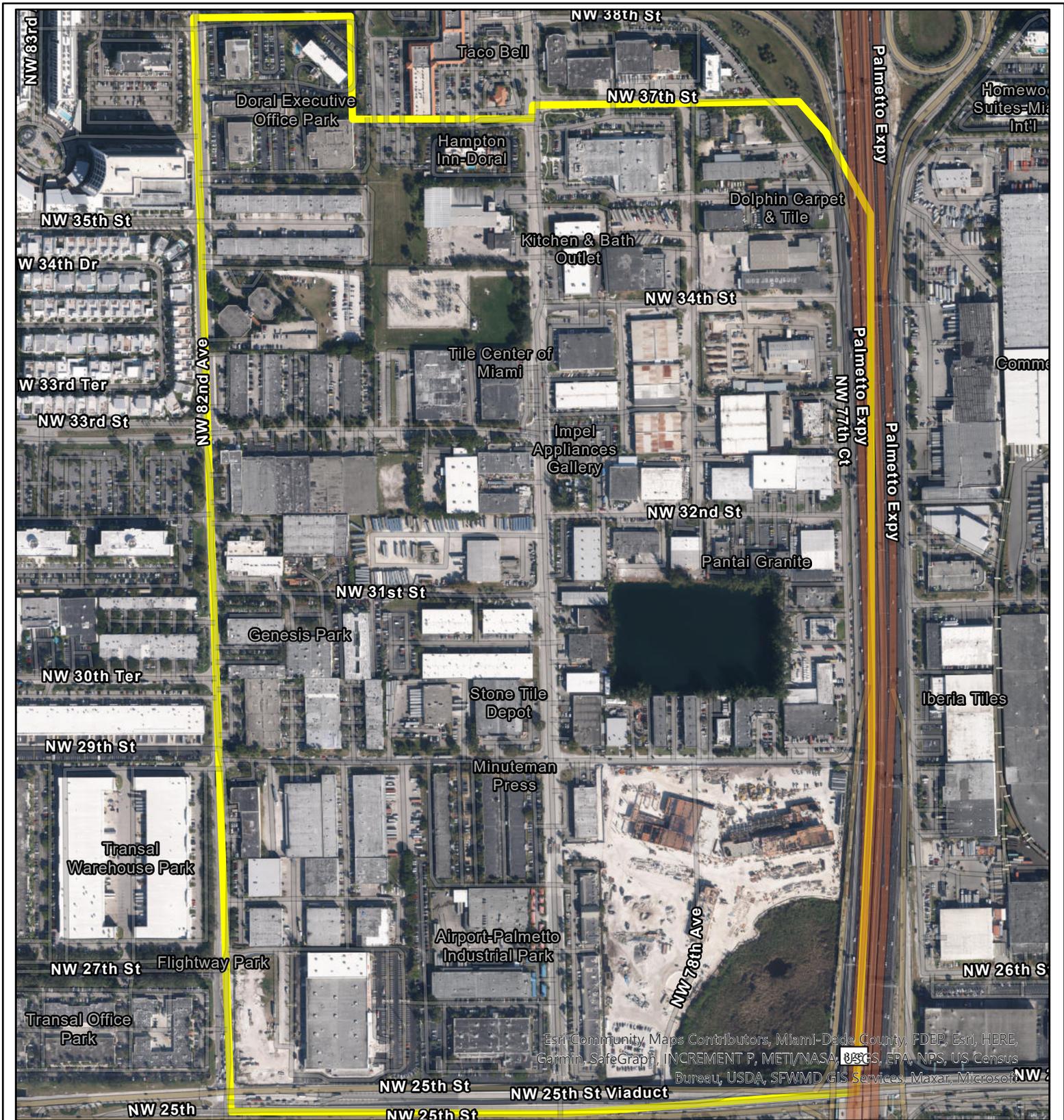
CONNIE DIAZ, MMC
CITY CLERK

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



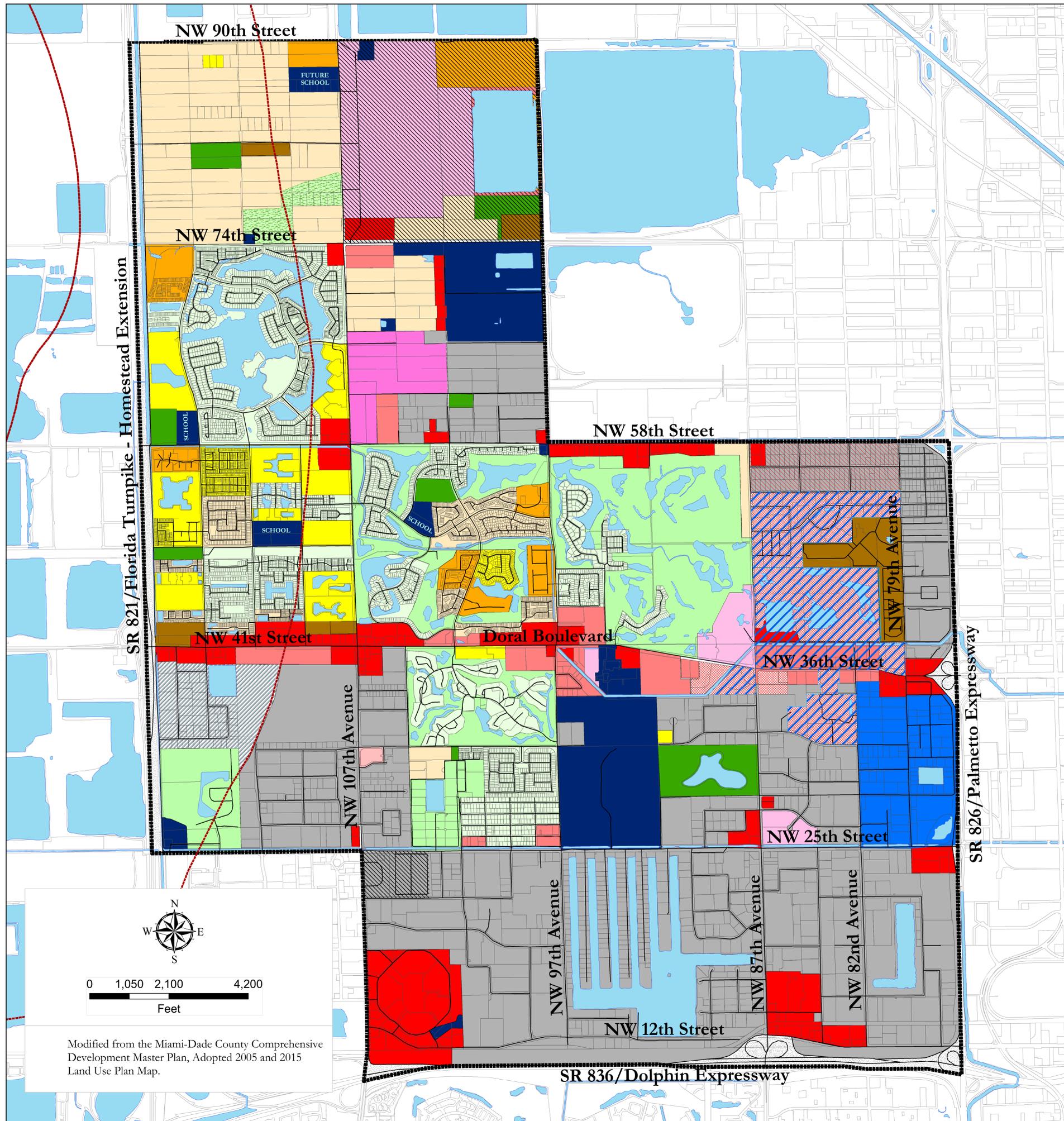
Planning & Zoning Department
Doral Décor District

EXHIBIT A

EXHIBIT “B”



Comprehensive Plan Future Land Use Map 2030 Map I-3



Legend

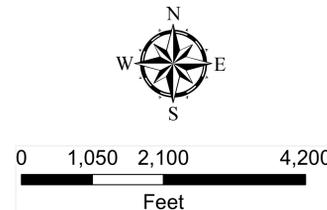
Land Use Categories

- Doral Décor District
- Estate Density Residential (up to 6 D.U. per Gross Acre)
- Low Density Residential (up to 10 D.U. per Gross Acre)
- Moderate Density Residential (up to 13 D.U. per Gross Acre)
- Medium Density Residential (up to 19 D.U. per Gross Acre)
- High Density Residential (up to 25 D.U. per Gross Acre)
- Downtown Mixed Use
- Community Mixed Use
- Traditional Neighborhood Development
- Business
- Office
- Office/Residential
- Industrial
- Restricted Industrial
- Institutional and Public Facility
- Public Parks and Recreation
- Private Parks and Open Space
- Environmentally Protected Parks

Other Features

- Adaptive Reuse Area
- Urban Central Business District (UCBD) designation
- Regional Activity Center (RAC) designation
- Expressway Right-of-Way
- Water Bodies
- Northwest Wellfield Protection Area
- Doral City Limit

Notes:
D.U. = Dwelling Unit



Modified from the Miami-Dade County Comprehensive Development Master Plan, Adopted 2005 and 2015 Land Use Plan Map.