

**RESOLUTION No. 21-112**

**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 ORDINANCE ESTABLISHING A SIX-MONTH MORATORIUM ON THE PROCESSING OF NEW DEVELOPMENT AND REDEVELOPMENT APPLICATIONS, AND ON THE ISSUANCE OF DEVELOPMENT ORDERS AND PERMITS FOR PROPERTIES LOCATED WITHIN THE “DORAL DÉCOR DISTRICT”; PROVIDING FOR EXTENSION OF SAID MORATORIUM BY RESOLUTION; PROVIDING FOR VESTED RIGHTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on October 13, 2010, the Mayor and the City Council adopted Ordinance No. 2010-28 implementing the “Doral Design District Master Plan” for the geographic area now known as the “Doral Décor District” (the “District”) bounded by the SR 826 (Palmetto Expressway) to the east, NW 25<sup>th</sup> Street to the south, NW 82<sup>nd</sup> Avenue to the west and NW 36<sup>th</sup> Street to the north, as depicted on the location map provided in “Exhibit A”; and

**WHEREAS**, the City’s demographics and development patterns have changed since 2010; and

**WHEREAS**, the City has found that there is a need to revise code standards relating to development and redevelopment of properties within the “Doral Décor District”; and

**WHEREAS**, on September 22, 2020, the Mayor and the City Council passed Resolution No. 20-190 approving an agreement with Tindale Oliver and Associates to reevaluate the Doral Décor District Master Plan and revise applicable sections of the City’s Code to facilitate the desired changes to the existing development pattern; and

**WHEREAS**, as provided in Chapter 163 and 166, Florida Statutes, the City may exercise land development and zoning authority necessary for municipal purposes, except as expressly prohibited by law; and

**WHEREAS**, the City staff is in the process of evaluating the Doral Décor District Master Plan and intends to present to the City Council a proposed ordinance or ordinances amending the City's Comprehensive Plan and/or land development code for the purpose of updating said standards specifically as they relate to uses, architecture and compatibility, and the development of zoning standards that will enhance economic development and redevelopment with the District; and

**WHEREAS**, the City desires to establish a six-month temporary moratorium on the acceptance of new development and redevelopment applications and on the issuance of development orders and permits for properties located within the Doral Décor District; and

**WHEREAS**, the moratorium will allow City staff and consultant sufficient time to review, revise, provide alternatives and update the Doral Décor District Master to achieve the Mayor's and City Council's vision for the area; and

**WHEREAS**, on April 28, 2021, the Local Planning Agency (LPA) conducted a duly advertised public hearing and has considered all evidence and comments received concerning the proposed temporary six-month moratorium as required by state law and local ordinances.

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

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2.** **Decision.** The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) of an ordinance establishing a six-month temporary moratorium on the processing of new development and redevelopment applications and on the issuance of development orders and permits for properties located within the Doral Décor District, as depicted on the location map provided in “Exhibit A.”

**Section 3.** **Effective Date.** This Resolution shall become effective immediately upon its adoption by the Local Planning Agency.

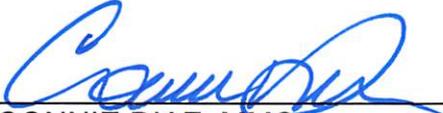
The foregoing Resolution was offered by Vice Mayor Cabrera who moved its adoption. The motion was seconded by Councilmember Puig-Corve and upon being put to a vote, the vote was as follows:

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

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 28 DAY OF APRIL, 2021.

  
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JUAN CARLOS BERMUDEZ, MAYOR

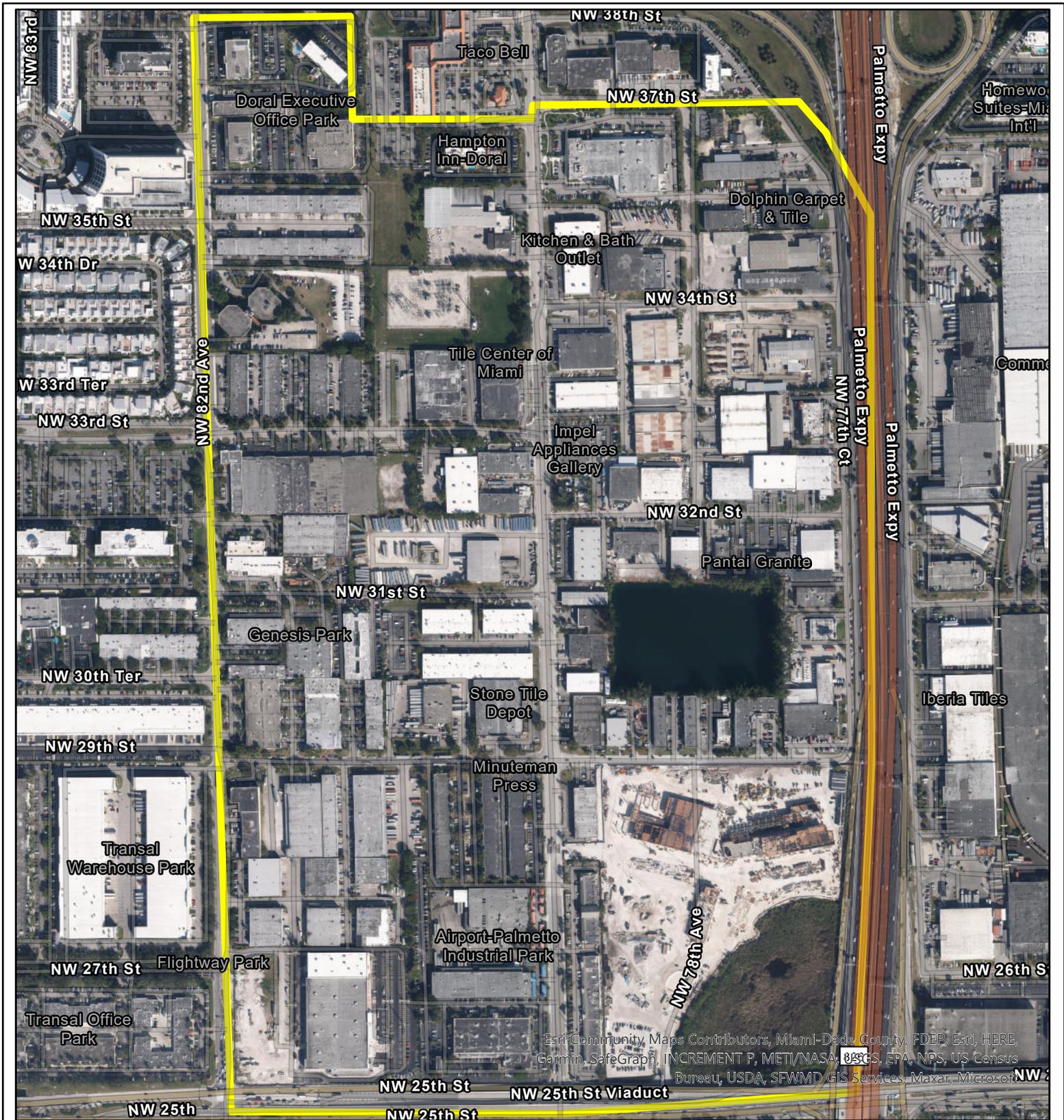
ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

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

  
\_\_\_\_\_  
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**