

**ORDINANCE No. 2021-14**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING 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 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 ordinance from City staff and other persons and found that the subject moratorium is in the best interest of the City; and

**WHEREAS**, the Mayor and City Council in good faith determines that this Ordinance is in the best interest of the City and is residents and promotes the health, safety, and welfare; and

**WHEREAS**, the City Council of the City of Doral held a public hearing on April 28, 2021, at which hearing all interested persons were afforded an opportunity to be heard and this moratorium was approved on first reading; and

**WHEREAS**, the City Council of the City of Doral held a public hearing on May 19, 2021, at which hearing all interested persons were afforded an opportunity to be heard and this moratorium was approved on second reading.

**NOW, THEREFORE, BE IT ORDAINED BY 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. Moratorium.** During the time that this Ordinance is in effect as specified in Section 3 below, there shall be a moratorium on the acceptance of all 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. Period of Moratorium.** The moratorium imposed by this Section is temporary and, unless lifted earlier or extended by the City Council, shall automatically cease six months from the date of adoption of this Ordinance. The moratorium will also be lifted upon the adoption of new Doral Décor District Action Plan and Code Revisions, the formulation of which shall be expeditiously pursued.

**Section 4. Applicability.** The moratorium shall apply solely to new development and redevelopment applications and on the issuance of development orders and permits for properties located within the Doral Décor District.

**Section 5. Vested Rights.** Nothing in this Ordinance should be construed or applied to abrogate the vested right of an existing property owner to develop or utilize his/her property in any other way commensurate with other zoning regulations.

**Section 6. 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 7. Conflicts.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**Section 8. 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 Cabrera 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

PASSED AND ADOPTED on FIRST READING this 28 day of April, 2021.

PASSED AND ADOPTED on SECOND READING this 19 day of May, 2021.

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