



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, ADOPTING EVALUATION AND APPRAISAL REPORT (EAR)-BASED AMENDMENTS TO THE COMPREHENSIVE PLAN, BY AMENDING THE RESILIENCY ELEMENT, FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION ELEMENT, PARKS AND RECREATION ELEMENT, EDUCATIONAL FACILITIES ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT; BY CREATING NEW PRIVATE PROPERTY RIGHTS ELEMENT AND ECONOMIC DEVELOPMENT ELEMENT; AND UPDATING THE WATER SUPPLY FACILITIES WORK PLAN PURSUANT TO SECTIONS 163.3191, 163.3184, AND 163.3177(6)(C), FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY (FLORIDA DEPARTMENT OF COMMERCE); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

The proposed update to the City of Doral Comprehensive Plan is consistent with the Evaluation and Appraisal Report (EAR)-based amendments, including the incorporation of the Water Supply Facilities Work Plan. These amendments are subject to the State Coordinated Review process in accordance with Section 163.3184(4), Florida Statutes. The EAR-based amendments serve to update the City's Comprehensive Plan and incorporate necessary revisions to address recent legislative changes and applicable State statutes, ensuring full compliance with current legal and regulatory requirements.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
04/08/2026	Ordinance No. 2026-04	

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:	\$0		
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ _____			

STRATEGIC PLAN ALIGNMENT:

*Council Meeting
August 12, 2026*

The proposed amendment to the Comprehensive Plan promotes the well-being and security of residents and aligns with the intent of the Strategic Plan to reinforce the City's commitment to continuous improvement.

ATTACHMENT(S):

A. Ordinance



Memorandum

Date: August 12, 2026

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas
City Manager

From: Alexander Magrisso, Esq.
Planning and Zoning Director

Subject: **Comprehensive Plan Update – Evaluation and Appraisal Report (EAR)
Based Amendments and Water Supply Facilities Work Plan
(First Reading)**

Introduction

The Planning and Zoning Department is requesting that the Mayor and the City Council approve the proposed amendments to the City of Doral Comprehensive Plan and Water Supply Facilities Work Plan. Prepared pursuant to Section 163.3191, Florida Statutes, and subject to the State Coordinated Review process under Section 163.3184(4), Florida Statutes, these amendments update the City's Comprehensive Plan based on the findings of the Evaluation and Appraisal Report (EAR). Pursuant to Sections 373.709 and 163.3177(6)(c)3, Florida Statutes, local governments are required to incorporate water supply planning into their comprehensive plans.

As part of the Comprehensive Plan update process, City staff conducted a thorough review and analysis of recent legislative changes and applicable State statutes to ensure full compliance with current legal and regulatory requirements. This review included, but was not limited to, relevant provisions of Chapter 163, Florida Statutes, updates to growth management legislation, and coordination requirements with regional and state agencies. The proposed amendments have been prepared to reflect these statutory changes and are consistent with applicable State laws, ensuring that the City's Comprehensive Plan remains legally sufficient, internally consistent, and aligned with current planning standards and mandates.

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County's designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting). A copy of the legal advertisement is provided in "Attachment A."

Background

In 2016, the City of Doral completed a significant update to its Comprehensive Plan. Pursuant to Section 163.3192, Florida Statutes, the City is required to prepare an Evaluation and Appraisal Report (EAR) to assess the Plan and determine whether amendments are necessary to address changes in State requirements. The City's previous EAR was due in 2018; however, at that time, it was determined that no amendments were warranted. In accordance with State requirements mandating an EAR every seven (7) years, the City's subsequent EAR was due on June 1, 2025. Upon review, the City determined that amendments were necessary to address recent legislative changes, including updates to the Water Supply Facilities Work Plan.

The City of Doral ("City") Water Supply Facilities Work Plan ("Work Plan") is a strategic planning document developed to coordinate land use planning with the availability of adequate water supply infrastructure over a ten (10)-year planning horizon. The Work Plan is intended to ensure that sufficient potable water capacity is available to meet the demands of existing and future development within the City's jurisdictional boundaries.

The primary goal of the Work Plan is to promote the long-term sustainability of potable water resources by maintaining or reducing per capita water demand. This is achieved through the implementation of water conservation measures, infrastructure enhancements, and ongoing coordination with the Miami-Dade County Water and Sewer Department ("MDWASD") and the South Florida Water Management District ("SFWMD"). The objective of the Work Plan is to guide the implementation of potable water initiatives and programs that reduce per capita demand while ensuring consistency with applicable State statutes, regional water supply plans, and growth management requirements.

Staff Analysis

Comprehensive Plans guide the development of a City. These complex documents are not only regulated by the state but form the basis by which future activities and land development regulations are evaluated and adopted. The proposed amendments support the goals of the City's Comprehensive Plan by promoting flexible land use planning, sustainable development, and the efficient use of all lands. The amendments preserve the City's ability to ensure land use compatibility with surrounding development while providing increased flexibility to respond to evolving economic and community needs. The amendments also ensure compliance with recent legislative changes.

The objective of the Comprehensive Plan update is to provide the residential and business communities of Doral, elected officials, advisory boards, and city staff with a modernized, concise, engaging, and implementable tool to guide the City's policy making, future growth and development decisions over the next 20+ years.

Comprehensive Plan Consistency Review

The proposed text amendment is consistent with the Goals, Objectives, and Policies of the City of Doral Comprehensive Plan, particularly those within the Future Land Use Element that promote high-quality development, economic vitality, and balanced land use patterns. The amendment supports the City's vision of maintaining a premier community by enhancing regulatory clarity and aligning development standards with adopted planning objectives. The proposed changes do not create any inconsistencies with the Comprehensive Plan and are supportive of its long-term vision.

Land Development Code Consistency Review

The proposed amendment is consistent with Section 53-213(c) of the Land Development Code. Specifically, the amendment advances the goals and policies of the Comprehensive Plan by refining regulatory language to better implement adopted land use strategies and support the City's vision for livability, economic vitality, and coordinated growth.

Recommendation

Staff requests that the Mayor and City Council approve the proposed Comprehensive Plan Update, in accordance with Sections 373.709 and 163.3177(6)(c)3, 163.3191, 163.3184(4), Florida Statutes.