

ORDINANCE No. 2026-20

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

WHEREAS, Section 163.3167, Florida Statutes, requires that each local government prepare a comprehensive plan in compliance with the Community Planning Act, as amended; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to assess their adopted comprehensive plan at least once every 7 years to determine if amendments are necessary to reflect changes in state law requirements, and to notify the state land planning agency as to its determination; and

WHEREAS, the City of Doral (the “City”), pursuant to the requirements of Chapter 163.3191, F.S., conducted a thorough review and assessment of its Comprehensive Plan, and wishes to implement the Evaluation and Appraisal Report (“EAR”) based amendments to its Comprehensive Plan by introducing a Private Property Rights Element and an Economic Development Element, as well as by updating each of the existing elements of the Comprehensive Plan; and

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WHEREAS, the EAR-based Comprehensive Plan amendments attached hereto as Exhibit “A” are necessary to reflect a minimum planning period of at least 10 years and to reflect changes in state law requirements; and

WHEREAS, the City has reviewed the update to the Comprehensive Plan amendments for consistency with applicable provisions of Florida law, including Senate Bill SB180 (2025), and determines that the proposed amendments do not impose more restrictive or burdensome regulations and are consistent with state requirements; and

WHEREAS, the proposed amendments are consistent with the City of Doral Comprehensive Plan and supports the goals of managed growth, compatibility, and sustainability; and

WHEREAS, the City has prepared and included within this submittal an updated Water Supply Facilities Work Plan, consistent with Section 163.3177(6)(c), Florida Statutes, to ensure the availability of adequate water supplies to serve existing and future development, which plan is incorporated into the updated Infrastructure Element, and is labeled as Appendix A therein; and

WHEREAS, the City Council of the City of Doral, sitting as the Local Planning Agency (LPA), reviewed the proposed amendments to the Comprehensive Plan at a duly noticed public hearing and received testimony and evidence related to the proposed amendments, and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council of the City of Doral held duly noticed public hearing on August 12, 2026, in accordance with Florida Statutes and applicable law, at which hearing all interested persons were afforded an opportunity to be heard, and this text amendment to the City’s Comprehensive Plan, which was approved on first reading.

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NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA 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. Comprehensive Plan Amendments Adopted. The City Council hereby adopts the Evaluation and Appraisal Report-Based Amendments to the Comprehensive Plan attached hereto as Exhibit “A”, including a new Private Property Rights Element and a new Economic Development Element, as well as revisions to 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. The City Council further adopts the updated Water Supply Facilities Work Plan incorporated into the updated Infrastructure Element, and is labeled as Appendix A therein. Additional language is underlined and deleted language is ~~stricken through~~.

Section 3. Transmittal. The City Manager or her designee is hereby authorized to transmit the Comprehensive Plan amendments adopted by this Ordinance to the State Land Planning Agency 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. Inclusion in the City of Doral Comprehensive Plan. That it is the intention of the City Council of the City of Doral, and it is therefore ordained, that the amendments provided for herein shall become and be made a part of the City of Doral Comprehensive Plan.

Section 7. Effective Date. The effective date of this Ordinance, if the Comprehensive Plan amendment is not challenged, shall be thirty-one (31) days after the Department of Commerce notifies the City that the plan amendment package is complete. If timely challenged, this Ordinance shall be effective on the date the Department of Commerce or the Administration Commission enters a final order determining this adopted Comprehensive Plan amendment to be in compliance as defined in Section 163.3184, Florida Statutes.

The foregoing Ordinance was offered by _____, who moved its adoption. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Maureen Porras	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED on FIRST READING this 12 day of August, 2026.

PASSED AND ADOPTED on SECOND READING this ____ day of _____, 2026.

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:

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

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