



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE CITY'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

The annual update to the Capital Improvements Element (CIE) of the City's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2025/2026 – 2029/2030. Section 163.3177(3)(b), Florida Statutes, requires local governments to update their Five-Year Schedule of Capital Improvements of the Comprehensive Plan yearly.

### LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

### FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact Statement:** The proposed item has a fiscal impact on revenues and/or expenditures of \$\_\_\_\_\_

### STRATEGIC PLAN ALIGNMENT:

How does this item align with the City's Strategic Plan?

**ATTACHMENT(S):**

- A. 2025 Capital Improvement Element Annual Update
- B. Ordinance.



# Memorandum

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Date: August 13, 2025

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas  
City Manager

From: Michelle M. Lopez  
The Corradino Group  
Interim Planning and Zoning Director

Subject: **2025 Update to the Capital Improvements Element (CIE) of the City's Comprehensive Plan and the Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026– 2029/2030**

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## **Introduction**

The Planning and Zoning Department is requesting the Mayor and the City Council approval of the annual update to the Capital Improvements Element (CIE) of the City's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2025/2026 – 2029/2030.

## **Background**

Pursuant to Section 163.3177(3)(b), Florida Statutes, local governments are required to review and update the Five-Year Schedule of Capital Improvements within their Comprehensive Plan on an annual basis. This update is essential for ensuring that the City remains responsive to evolving community facility needs and that the infrastructure improvements and deficiencies identified in other elements of the Comprehensive Plan are properly scheduled and addressed.

Although legislative changes enacted in 2011 removed the requirement for local governments to submit these annual updates to the Florida Department of Economic Opportunity (DEO), the Capital Improvements Element (CIE) remains a mandatory and integral part of each local government's Comprehensive Plan. Local governments must continue to review and revise the Five-Year Schedule to reflect accurate timing, location, and funding of capital projects. These updates support the achievement and maintenance of adopted Level of Service (LOS) standards for public facilities necessary to implement the goals of the Comprehensive Plan.

***Council Meeting  
September 10, 2025***

Annual updates to the Five-Year Schedule of Capital Improvements may be adopted by ordinance and are not considered Comprehensive Plan amendments. This flexibility allows the City to efficiently respond to changes in infrastructure needs and funding priorities.

The current update includes a Level of Service analysis for all public facilities, based on updated population projections and related demographic data. The projects identified in the revised Five-Year Schedule are necessary to address anticipated demand and ensure that public facilities continue to meet the City's adopted LOS standards. A copy of the annual update to the Capital Improvements Element (CIE) of the City's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) is provided in "Exhibit A."

### **Fiscal Impact**

The ordinance has no fiscal impact on city revenues or expenditures.

### **Strategic Plan Alignment**

Updating and funding the Capital Improvements Element directly supports the objectives of the Strategic Plan by enabling the City to invest in critical infrastructure, public safety, economic development, and quality of life initiatives. Diversifying revenue sources to support these investments is essential to sustaining high-quality municipal services and building vibrant, resilient neighborhoods that promote the health, safety, and well-being of all Doral residents.

### **Recommendation**

Staff recommends that the Mayor and City Councilmembers authorize approval of the annual update to the Capital Improvements Element (CIE) of the City's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026 – 2029/2030.