

**ORDINANCE No. 2022-20**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A LARGE-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY MIXED USE (CMU) TO DOWNTOWN MIXED USE (DMU) FOR ±56.4 ACRES FOR THE PROPERTY LOCATED AT 4400 NW 87 AVENUE; AUTHORIZING THE TRANSMITTAL OF THE FLUM AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Trump Endeavor 12 LLC (the "Applicant"), is seeking a large-scale Future Land Use Map ("FLUM") amendment (the "Application") from Community Mixed Use ("CMU") to Downtown Mixed Use ("DMU") for ±56.4 acres for the property located at 4400 NW 87 Avenue, in the City of Doral, Florida (the "Property"), as legally described in "Exhibit A"; and

**WHEREAS**, the Applicant intends to redevelop the property with a mixed use project comprising residential dwelling units, existing hotel rooms, square feet of retail use, square feet of amenities, park, plaza, bike trail and tennis courts; and

**WHEREAS**, City of Doral staff finds that the procedures for reviewing and recommending on a proposed comprehensive plan amendment are provided in section 53-213(c) of the City's Land Development Code and that the proposed Future Land Use Map amendment to the City's Comprehensive Plan has met those criteria and standards; and

**WHEREAS**, on October 26, 2022, 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 Future Land Use Map amendment as required by state law and local ordinances; and

**WHEREAS**, on October 26, 2022, the City Council of the City of Doral at a properly advertised hearing (Transmittal Hearing - First Reading) received testimony and evidence related to the proposed Future Land Use Map amendment as required by state law and local ordinances; and

**WHEREAS**, on December 2, 2022, Florida Department of Economic Opportunity (“DEO”), Bureau of Community Planning and Growth, informed the City that DEO had no comments on the proposed amendment; and

**WHEREAS**, on May 24, 2023, the Applicant filed a request with the City to extend the 180-day deadline for scheduling the adoption hearing, pursuant to Section 163.3184(3)(c)(1), Florida Statutes; and

**WHEREAS**, on May 25th, 2023, DEO, Bureau of Community Planning and Growth was informed that the City had extended the adoption hearing for Amendment No. 22-02ESR, from May 31, 2023 to November 22, 2023, pursuant to Section 163.3184(3)(c)(1), Florida Statutes; and

**WHEREAS**, the Mayor and City Council find that the adoption of the amendment to the City’s Comprehensive Plan is in the best interest of the health, safety and welfare of the residents of the City of Doral.

**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. Adoption.** The Mayor and City Council of the City of Doral hereby approve the amendment to the City’s Comprehensive Plan, Future Land Use Map, to change the future land use map category on the Property from Community Mixed Use (CMU) to Downtown Mixed Use (DMU), as depicted in “Exhibit B,” which is attached hereto and made a part thereof.

**Section 3. Authorization to Transmit.** The City Manager or his/her designee is hereby authorized to transmit the adopted Future Land Use Map amendment to the City’s Comprehensive Plan to the State Land Planning Agency in the Florida Department of Economic Opportunity and other required governmental agencies for their review consistent with Section 163.3184(3), Florida Statutes, Expedited State Review Process for Adoption of Comprehensive Plan Amendments.

**Section 4. Severability.** 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. Effective Date.** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the

amendment is timely challenged, this amendment shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

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 Rafael Pineyro	_____
Councilwoman Digna Cabral	_____
Councilwoman Maureen Porras	_____
Councilman Oscar Puig-Corve	_____

PASSED AND ADOPTED on FIRST READING this 26 day of October, 2022.

PASSED AND ADOPTED on SECOND READING this 27 day of September, 2023.

\_\_\_\_\_  
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:

\_\_\_\_\_  
VALERIE VICENTE, ESQ. for  
NABORS, GIBLIN & NICKERSON, P.A.  
CITY ATTORNEY