



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING CHAPTER 75 "PUBLIC ARTS PROGRAM", "CERTIFICATE OF OCCUPANCY" SECTION 75-108.1(A)(1), TO INCLUDE THE REQUIREMENT OF AN APPROVED ON-SITE INSPECTION; AMENDING SECTION 75-108.1(A)(3) TO REMOVE THE REQUIREMENT OF PROVIDING FINANCIAL SECURITY; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

The proposed text amendment seeks to modify Chapter 75 "Public Arts Program" to remove erroneous provisions and add updated requirements to ensure clarity, accuracy, and effective implementation of the Public Arts Program.

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. Ordinance

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September 10, 2025*



Memorandum

Date: September 10, 2025

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas
City Manager

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

Subject: **Public Arts Program - Land Development Code Text Amendment**

Introduction

The Planning and Zoning Department is requesting that the Mayor and the City Council approve the proposed text amendment to the City of Doral (the “City”) Code of Ordinances (the “Code”), amending Chapter 75 “Public Arts Program”, Section 75-108.1, to remove erroneous provisions and add updated requirements to ensure clarity, accuracy, and effective implementation of the Public Arts Program.

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

On June 15, 2015, the City of Doral implemented the Public Arts Program to guide the placement of public art within new developments. The program’s purpose is to foster unique placemaking that enhances the City’s aesthetics, strengthens community character, and enriches the built environment through artistic opportunities. In addition, the program seeks to establish a lasting cultural legacy for future generations by collecting and exhibiting high-quality artworks, and by

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creating meaningful opportunities for artists to collaborate with both the public and private sectors in advancing the arts within the City of Doral.

A comprehensive review of Chapter 75, “Public Arts Program”, identified provisions that are outdated, inconsistent with current policy, or otherwise inaccurate. The proposed ordinance removes these provisions and incorporates updated requirements to improve clarity, ensure accuracy, and enhance the effective implementation of the Public Arts Program. These changes will help align the program with current City goals and provide clearer guidance for applicants and staff.

Staff Analysis

The proposed text amendment modifies Chapter 75, “Public Arts Program” of the City Code to remove outdated and inaccurate provisions and to incorporate an updated requirement to ensure clarity, accuracy, and effective implementation of the Public Arts Program.

Comprehensive Plan Consistency Review

The proposed text amendment is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

***Policy 2.1.1:** Doral’s future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with “#1 Great Cities” around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these ‘#1 Great City’ features and facilities.*

***Objective 2.2:** Land Development Code Maintain, and revise as necessary, an effective Land Development Code (LDC) that clearly implements the goals, objectives and policies of this Element, and the adopted Comprehensive Plan as a whole, and regulates development quality and impacts.*

This proposed amendment will have no adverse impact on the City’s Comprehensive Plan. Instead, it will strengthen alignment between the Public Arts Program and the Plan’s goals for community character, cultural enrichment, and quality design by providing clear, consistent requirements and updated procedures for implementing public art.

Land Development Code Consistency Review

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code.

- (1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.

The amendment directly supports Comprehensive Plan goals by formalizing procedures to ensure that public art contributions are applied consistently, maintained to high standards, and integrated in ways that enhance the City's visual character, cultural identity, and overall livability. These updates also strengthen the program's ability to contribute to community pride and economic vitality through placemaking and aesthetic improvements.

- (2) Consistency with applicable sections of this Land Development Code.

The amendment complements existing zoning district regulations by clarifying public art requirements for eligible development, establishing clear procedures for compliance, and ensuring the program's consistent and equitable application.

- (3) Additionally, as to rezoning amendments:

- a. Whether justified by changed or changing conditions.
- b. Whether adequate sites already exist for the proposed district uses.
- c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

This review criteria do not apply to the proposed text amendment. This review criteria are only applicable to rezoning applications.

Recommendation

Staff requests that the Mayor and City Councilmembers approve the proposed text amendment to Chapter 75, "Public Arts Program" of the City Code to ensure clarity, accuracy, and effective implementation of the Public Arts Program.