

RESOLUTION No. 20-118

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT TO THE LOCAL GOVERNING BODY A ONE-YEAR TEMPORARY MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD), DOWNTOWN MIXED USE (DMU) AND COMMUNITY MIXED USE (CMU) REZONING APPLICATIONS WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF DORAL; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, conventional zoning ordinances contain site development standards that regulate lot size, lot frontage, lot coverage, setbacks, and height among other items, which can create a rigid form of development standards; and

WHEREAS, Planned Unit Developments (PUDs) as a land-use concept and zoning strategy began in the 1950s and 1960s due to “cookie cutter” types of development and the inefficient use of public infrastructure; and

WHEREAS, conventional zoning places an emphasis on separating uses and nuisances while planned unit development is a comprehensive development plan intended to provide flexibility in design and building placement, promote attractive and efficient environments that incorporate a variety of uses, densities and dwelling types, provide for shared services and facilities, and preserve natural resources; and

WHEREAS, the City of Doral Comprehensive Plan and Land Development Regulations are intended to maintain public health, safety, and welfare of the citizens of Doral and to strengthen our local government capability to manage land use and development; and

WHEREAS, since the city’s adoption, the City’s Land Development Code has contained standards for Planned Unit Development along with conventional zoning standards; and

WHEREAS, recently, the City of Doral has experienced significant development and redevelopment activity; and

WHEREAS, the city would like to take a comprehensive look at its land development regulations for large mixed-use districts and related infrastructure demands; and

WHEREAS, the City desires to establish a one-year temporary moratorium on the acceptance of new Planned Unit Development (PUD), Downtown Mixed Use (DMU) and Community Mixed Use (CMU) rezoning applications, while staff reviews and updates the City's Land Development Code with the objective of creating minimum standards for environmental sustainability, urban design, infrastructure, transit, parks, connectivity of streets, and a sense of place; integrating these neighborhoods, focusing growth, and further promoting the quality of life for local residents; and

WHEREAS, on June 10, 2020, the Local Planning Agency (LPA) conducted a duly advertised public hearing and has considered all evidence and comments received concerning the proposed temporary moratorium as required by state law and local ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:

Section 1. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) of an ordinance establishing a one-year temporary moratorium on the acceptance and approval of Planned Unit Development (PUD), Downtown Mixed Use (DMU) and Community Mixed Use (CMU) rezoning applications within the jurisdictional boundaries of the City of Doral

Section 3. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

The foregoing Resolution was offered by Councilmember Mariaca who moved its adoption. The motion was seconded by Councilmember Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 10 DAY OF JUNE, 2020.



JUAN CARLOS BERMUDEZ, 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:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY