

RESOLUTION No. 26-159

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, THE ADOPTION OF 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 AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Florida Statutes, and the City of Doral (“City”) Land Development Code (“LDC”) Section 2-164, the City’s Local Planning Agency (“LPA”) has the responsibility to monitor and oversee the effectiveness and status of the City’s comprehensive plan and recommend to the City Council such changes in the comprehensive plan as may from time to time be required, and also review and make recommendations to the City Council in regard to proposed changes to the comprehensive plan; and

WHEREAS, the Comprehensive Plan and Land Development Regulations of the City of Doral (“City”) are intended to maintain public health, safety, and welfare of its residents and to strengthen the City’s local government capability to manage growth in a sustainable and resilient manner; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess their adopted comprehensive plan to determine if amendments are necessary to reflect changes in state law requirements; 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

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 update the Comprehensive Plan 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, on August 12, 2026, the City Council of the City of Doral sitting as LPA at a properly advertised hearing received testimony and evidence related to the proposed text amendment.

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

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. Decision. The Local Planning Agency hereby recommends that the adoption of the Evaluation and Appraisal Report-Based Amendments to the Comprehensive Plan attached hereto as Exhibit “A”, including the updated Water Supply Facilities Work Plan incorporated into the updated Infrastructure Element, and is labeled as Appendix A therein, go forward without a recommendation.

Section 3. Effective Date. This Resolution will become effective after adoption by the Local Planning Agency.

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

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

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 12 DAY OF AUGUST, 2026.



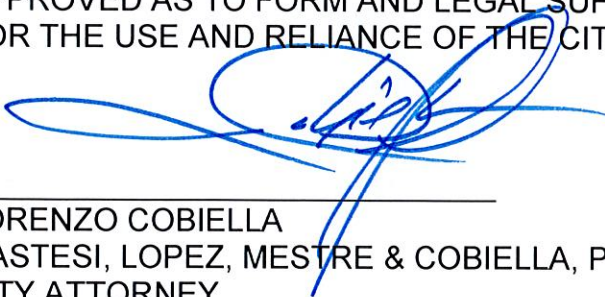
CHRISTI FRAGA, MAYOR

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



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 12, 2026 at 5:30 p.m.** the City of Doral City Council will hold a Local Planning Agency Meeting. The meeting will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166**.

The City of Doral proposes to adopt the following Resolution:

Resolution No. 26-

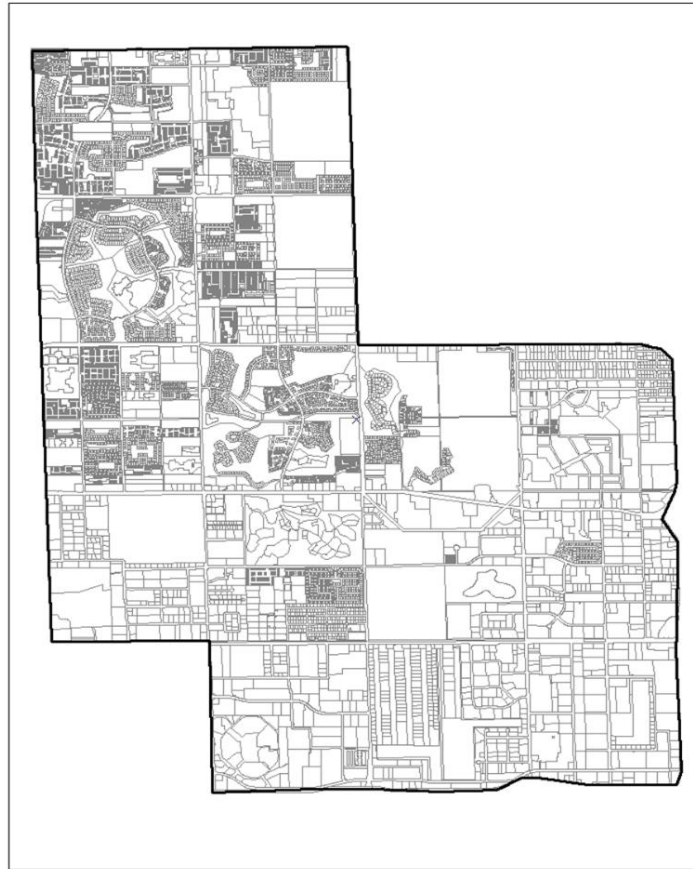
A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, THE ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR)-BASED AMENDMENTS TO THE COMPREHENSIVE 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 AN EFFECTIVE DATE

HEARING NO.: 26-08-DOR-11

APPLICANT: City of Doral

REQUEST: The Planning and Zoning Department respectfully recommends that the Mayor and City Councilmembers, sitting as the Local Planning Agency, recommend the adoption of the Evaluation and Appraisal Report (EAR)-based amendments to the Comprehensive Plan and Water Supply Facilities Work Plan.

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

Connie Diaz, MMC
City Clerk, City of Doral