

ORDINANCE No. 2024-09

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING CHAPTER 68 “LAND USES AND ZONING DISTRICTS” OF THE CITY OF DORAL CODE OF ORDINANCES, TO CREATE ARTICLE VIII TO BE ENTITLED “LIVE LOCAL ACT,” TO ESTABLISH THE DEVELOPMENT STANDARDS FOR MULTI-FAMILY AND MIXED-USE QUALIFYING DEVELOPMENTS AUTHORIZED PURSUANT TO CHAPTER 2023-17 LAWS OF FLORIDA, AND PROCEDURES FOR PROCESSING OF SAME; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on March 29, 2023, Governor DeSantis signed into law SB 102, also known as the “Live Local Act” (the “Act”), creating Chapter 2023-17, Laws of Florida and Section 166.04151(7)(a), Florida Statutes; and

WHEREAS, the Act, ofng other things, is designed to increase the development of affordable housing throughout the State of Florida, by, in part, prohibiting local governments from applying certain use, height, and density regulations, as well as their public hearing processes, to affordable housing qualifying developments that are authorized under, and meet the criteria of, the Act (“Qualifying Developments”); and

WHEREAS, pursuant to the Act, if a proposed Qualifying Development satisfies the City’s land development regulations for multi-family development, is otherwise consistent with the City’s Comprehensive Plan, and satisfies the criteria of the Act, the project must be administratively approved without further action by the City of Doral (“City”) Council, and may not be required to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment; and

WHEREAS, Section 5 of the Act amends Section 166.04151, Florida Statutes, to create a new subsection (7) providing that a municipality must allow “Qualifying Developments” in commercial, industrial, and mixed-use zoning districts, even though

residential may be expressly prohibited in said districts pursuant to the municipalities' land development regulations or comprehensive plan, and may not be compatible in said districts; and

WHEREAS, the implementation of the Act would be in direct conflict with several goals, objectives and policies ("GOPs") adopted in the City's 2016 Comprehensive Plan update to address the City's rapid growth, future redevelopment efforts along the major corridors, and "minimize potential conversion of industrial lands to non-commercial uses that [would] erode the economic base of the City"; and

WHEREAS, through the implementation of the City's Comprehensive Plan and Land Development Regulations, the City has thoughtfully managed the City's drastic residential and industrial/commercial growth, including the implementation of several policies, so that the City's commercial and industrial sectors are protected and can operate without the impediment of residential traffic and secondary residential impacts, and likewise, so residential uses are not placed in or near areas where noise, odor levels, and pollution can adversely affect quality of life for the City residents; and

WHEREAS, the City Council and residents have expressed their concerns regarding the overall impacts of the Act on their community as a result of unplanned development prior to studying and implementing potential amendments to the City's Comprehensive Plan and/or its Land Development Regulations is contrary to ensuring a sustainable and resilient community; and

WHEREAS, on September 13, 2023, the City Council adopted Ordinance No 2023-24, enacting a six-month temporary moratorium on the acceptance, processing and consideration of all applications for development orders, development permits, building permits and zoning approvals, for all proposed Qualifying Developments under the Act within the municipal boundaries of the City to allow time for the City to research, analyze, and

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consider the adoption of potential amendments to the City's Comprehensive Plan and/or Land Development Regulations, as well as time to review, study, prepare, and adopt the administrative processes and procedures necessary to effectively implement the Act; and

WHEREAS, the adoption of this Ordinance to amend the City Code to provide for definitions, administrative site plan requirements and review procedures, and establish development standards for multi-family and mixed-use residential developments authorized pursuant to Section 166.04151(7)(a), Florida Statutes; and

WHEREAS, on February 14, 2024, the City Council of the City at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed text amendment to the City's Land Development Code as required by state law and local ordinances; and

WHEREAS, on March 13, 2024, the LPA public hearing was duly advertised in the Miami Herald a local newspaper of general circulation in the City of Doral and Miam-Dade County, and of general interest and readership in the community; and

WHEREAS, on March 13, 2024, the City Council of the City at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed text amendment to the City's Land Development Code as required by state law and local ordinances which all citizens so desiring had an opportunity to be heard; and

WHEREAS, the City Council finds that this Ordinance is consistent with the City's adopted Comprehensive Plan and is necessary in order for the City to implement and comply with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF DORAL:

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. Amending Chapter 68 of the City Code. Chapter 68 of the Code of Ordinances of the City of Doral is hereby amended to read as follows:

ARTICLE VIII. LIVE LOCAL ACT

DIVISION 1. GENERALLY

Secs. 68-896 —68-906. Reserved.

DIVISION 2 – ADMINISTRATION

Sec.68-907. Definitions.

Act or Live Local Act means the Live Local Act as set forth in Chapter No. 2023-17, Laws of Florida, as may be amended.

Affordable Housing means residential housing that is affordable as defined in Sec. 420.0004, Florida Statutes.

City means the City of Doral, Florida.

Development order means the same as defined by Section 163.3164, Florida Statutes.

Development permit means the same as defined by Section 163.3164, Florida Statutes.

Director shall mean the Director of the Planning and Zoning Department.

Downtown-Mixed Use (DMU) is a land use category as defined and set forth in the City of Doral Comprehensive Plan.

Major Transit Stop – means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a service interval frequency of 15 minutes or less during the morning and afternoon peak weekday commute periods, and offering weekend service.

Mixed-Use Development means a proposed development that integrates a variety of uses including residential, office, commercial, and services on the same development site.

Multi-Family Development means three or more single-family buildings, or more than one two-family building or more than one multiple-family building on a building site, or any combination thereof.

Qualifying Development(s) means a proposed development meeting the criteria of, and authorized under, subsection (7), of Section 166.04151, Florida Statutes, as may be amended.

DIVISION 3 – GENERAL REGULATIONS

Sec. 68-908. Purpose and Intent.

The purpose and intent of this article is to supplement the existing development criteria in the City's Land Development Code with specific criteria that apply to the development of multi-family and mixed-use qualifying developments under the Live Local Act. These standards and guidelines are adopted to ensure the orderly implementation of the Live Local Act consistent with the goals, objectives and policies of the City of Doral Comprehensive Plan and Land Development Regulations.

Multi-family and mixed-use affordable housing qualifying developments shall be permitted in any zoning district required by the Live Local Act, if at least 40% of the residential units in a proposed multi-family rental development are, for a period of at least 30 years, affordable as defined in Florida Statutes, Section 420.0004, as amended. Additionally, for mixed-use residential projects, at least 65% of the total square footage shall be for residential purposes.

Notwithstanding the foregoing, qualifying developments in any mixed-use zoning districts shall be exempt from this Article VIII and governed by the applicable mixed-used district regulations, as said zoning districts already provide for residential development with corresponding development standards.

The regulations and standards set forth in this Division are intended to be supplemental to the City's existing regulations.

Sec. 68-909. Permitted and prohibited uses.

1. Permitted. For qualifying developments that are mixed-use developments, only a combination of residential, business/retail, hotel, entertainment and office uses will be permitted. For qualifying developments that are mixed-use developments, retail/service businesses are encouraged to be located on the ground floor with office/residential uses above.

2. Prohibited. The following uses are not permitted in a qualifying development:
 - (a) Big box retail stores.
 - (b) Adult entertainment uses
 - (c) Boat sales
 - (d) Fortunetellers, astrologers, and palm readers
 - (e) Funeral homes
 - (f) Greenhouses and nurseries (wholesale)
 - (g) Laundry and dry cleaning plants
 - (h) Motor vehicle repair facilities
 - (i) Motor vehicle service centers
 - (j) Pawnshops
 - (k) Tattoo parlors
 - (l) Veterinary clinics
 - (m) Industrial if the qualifying development is in a commercial zoning district.

Sec. 68-910. General Regulations, Density and Height

1. General regulations. Unless otherwise specifically provided for in Division 2, herein, the following land development standards shall apply to qualifying developments:
 - (a) Mixed-use qualifying developments in an industrial or commercial zoning district shall be permitted consistent with the established land development standards in the Downtown Mixed Use (DMU) zoning district in Chapter 68, Article V, Division 3 of the City's Land Development Code.
 - (b) Multi-Family qualifying developments in an industrial or commercial zoning district shall be permitted consistent with the established land development standards in the Multifamily Residential - 4 zoning district (MF-4) in Chapter 68, Article II, Division 10 of the City's Land Development Code.
2. Density.
 - (a) The maximum density for a qualifying development in an industrial or commercial zoning district shall be based on the density requirements established in the DMU land use category, of no more than 25 dwelling units per gross acre.
 - (b) A qualifying development seeking additional density up to 35 dwelling units per gross acre and height greater than 8 stories pursuant to the creative excellence bonus provisions of the City's Comprehensive Plan and Section 86-83 of the City's Code shall require City Council approval at a public hearing.

Sec. 68-911. Standards

All live local act qualify developments shall be developed in conformity with the following standards. The requirements of this section are in addition to the requirements of applicable state law and county ordinances.

- (1) Location. Qualifying developments shall only be permitted in the City's industrial and commercial zoning districts, in accordance with the Live Local Act. In the event the Live Local Act is amended to remove either one or both of the aforementioned districts as areas that local governments are required to allow qualifying developments, said statutory amendment shall automatically apply to this article, such that any existing City regulations prohibiting residential uses in said district shall apply.
- (2) Design requirements. The qualifying development shall comply with the requirements set forth in Chapter 86 of the City Code governing urban design and architectural standards. Decorative pavers shall be required for project entryways and the intersections of internal circulation drives. Building designs that create blank wall conditions shall be prohibited.
- (3) Mechanical equipment. All rooftop mechanical equipment, including but not limited to heating, ventilating, air conditioning machinery, accessory communication equipment, public utility service fixtures, and elevator facilities shall be screened from the public view by a parapet wall or similar solid barrier as approved by the Planning and Zoning Director.
- (4) Minimum setbacks. The setback requirements for a qualify development are as follows:
 - (a) The front yard shall be a minimum of twenty-five (25) feet from the front of the qualifying development building to a local road. When facing a major intersection or along a commercial corridor, the front yard shall be a minimum of thirty (30) feet from the front of the residential building to the edge of the sidewalk or swale.
 - (b) The width of the side yard setback shall be a minimum of twenty (20) feet when the side of the building is adjacent to a local road. When the side of the qualifying development building is adjacent to a commercial corridor, county, or state roads the side yard setback shall be a minimum of twenty-five (25) feet.
 - (c) The width of the interior setback shall be twenty (20) feet when the side of the qualifying development buildings are adjacent to commercial or residential uses. When the width of the interior setback of the qualifying development buildings are adjacent to industrial uses, the setback shall be a minimum of

thirty (30) feet.

(d) The rear setback of the qualifying development buildings shall have a depth of twenty-five (25) feet to the near lot line, when adjacent to commercial and residential uses. When the rear setback of the qualifying development buildings is adjacent to industrial uses, the setback shall be a minimum of thirty-five (35) feet.

(e) A mature landscape buffer shall be maintained to contain and dispose of stormwater runoff through natural percolation or evaporation within the perimeter of the property, and to serve as a buffer between the qualifying development buildings and surrounding uses.

- (5) Off-street parking. If the qualifying development is not located within one-half mile of a major transit stop as defined herein, then the qualify development shall adhere to the city's required off-street parking requirements in Chapter 77 of the City Code. Parking shall be internalized. Notwithstanding the foregoing, limited surface parking may be allowed between buildings and private streets to accommodate handicap spaces, emergency response personnel, deliveries, and public safety officers. A limited number of on-street parking may be provided to meet the parking requirements at the sole discretion of the City.
- (6) Transit improvements. The qualifying development must provide a transit shelter with internal lighting, and/or bus pull-out lane on any public streets fronting the qualifying development if the location is recommended by the Miami-Dade County and/or the city public works department. The transit shelter design must be approved by the city. Bus benches and signage must also be provided if recommended by the agencies. The developer is responsible for coordinating with the transit agencies to identify and implement recommended transit improvements.
- (7) Crime Prevention. The qualifying development shall incorporate crime prevention and safety features within the project. The site must demonstrate compliance with the Crime Prevention Through Environmental Design (CPTED) principles of natural surveillance, access control, territorial reinforcement and space management.
- (8) All architectural expression of parking garages that face public open space shall be consistent and harmonious with the proposed development and surrounding area. Ramping shall be internalized, and exposed ramps are prohibited. Parking structures shall be screened from view by the use of liner units or by providing coverage with screens, louvers, wall, overhangs, landscaping, or a combination thereof.
- (9) Landscaping. In addition to the minimum requirements for landscape and buffer required in Chapter 71 of the City code. The bufferyard which is set aside along

- the perimeter of the property in which landscaping is required to provide an aesthetic transition between different land uses and to eliminate or reduce the adverse environmental impact and incompatible land use impacts shall be landscape with mature native plants. A landscape buffer strip at least ten (10) feet in width is required along the frontage with all public streets. The aforementioned buffer shall only contain landscaping and one directional sign. No artificial turf shall be permitted in front of the residential buildings fronting all public streets.
- (10) Open space requirements. The minimum open space requirement for qualifying developments shall be 25% for lots with structures not exceeding four (4) stories, and 35% for lots with structures exceeding four (4) stories. The open space areas shall not be enclosed or encroached upon with a fence, patio or a screen structure for the use of the residents.
- (11) Fences. Chain link fences are not permitted, except for temporary construction fences. Walls shall be installed by the developer or landowner prior to the issuance of the first certificate of use. Walls shall be attractively and neatly maintained by the property owner. Additional requirements shall be as provided in Division 1, of Article V of Chapter 74 of the City code.
- (12) Underground utilities. All on-site utilities shall be installed underground. Existing overhead power lines shall be underground. The developer shall provide adequate landscaping to screen all above ground facilities which are not possible to place underground.
- (13) Connectivity and walkability.
- (a) Every qualifying development shall have direct access to a public street via private road, common easement or other area dedicated or reserved for public use.
- (b) To provide for interconnectivity between developments, the qualifying development must provide logical connections to surrounding properties. If the surrounding properties are vacant, then the project shall contain viable road and/or pedestrian stub-outs to neighboring residential and/or commercial properties in anticipation of future development.
- (c) Each qualifying development site plan must incorporate the applicable connectivity and walkability standards contained in the "FDOT Context Classification Guide", dated July 2020, as amended.
- (14) Minimum Dwelling Unit Criteria. On average, the qualifying development affordable housing units must contain the same number of bedrooms and quality of construction as the other market-rate units in the development. The number of efficiency, one-, two- and three or more bedroom affordable housing

- units shall be proportional to the number of efficiency, one, two and three or more bedroom market-rate units (e.g., if 50 percent of market-rate units have two bedrooms, then approximately 50 percent of the affordable units must be two bedroom units). To ensure compliance with provisions in this section, the site plan application must specifically identify which units are being utilized as affordable housing units.
- (a) The qualifying development affordable housing units shall be reasonably dispersed throughout the project, and not clustered together or segregated in any way, from the market-rate units.
 - (b) The exterior appearance of affordable housing units shall be similar to the market-rate units and shall provide exterior building materials and finished of substantially the same type and quality.
 - (c) The interior building materials and finishes of the affordable housing units shall be substantially the same type and quality as market-rate.
- (15) Certificate of Concurrency. Concurrency evaluation shall be as required in Chapter 59 of the City code.
- (16) Environmental Regulations. The qualify development developer or landowner(s) must provide the Planning and Zoning Director or his/her designee copies of the environmental studies or permits issued by Miami-Dade County or other regulatory agencies regarding the environmental conditions of the land.
- (17) Floodplain Standards. Floodplain management requirements shall be as provided in Chapter 23 – Floods. Article II, Floodplain Management.
- (18) Public Notices. The Applicant shall send public notice via regular mail to all property owners within 500 feet of the qualifying development. The aforementioned notice shall be sent within 10 days after the submittal of the site plan to the City’s Planning and Zoning Department. The City shall also post notice of the application for a qualifying development on the City’s website.

Sec. 68-912. Application submittal requirements.

The qualify development applicant shall provide the following information, as applicable:

- (1) Recent aerial photograph with project boundaries clearly marked.
- (2) Recent boundary survey with north arrow and scale.
- (3) Full legal description of the property with attached copies of any instruments referred to such as deeds, plats, covenants or restrictions.

- (4) Names and addresses of all property owners within 500 feet of the proposed project boundaries.
- (5) Map indicating the location and dimensions of the following existing features on the property:
- (a)Vegetation;
 - (b)Land uses;
 - (c)Buildings;
 - (d)Structures;
 - (e)Utilities;
 - (f)Drainageways;
 - (g)Easements;
 - (h)Public street rights-of-way;
 - (i)Railways;
 - (j)Transit facilities;
 - (k)Property lines and recorded plats; and
 - (l)Docks, bulkheads and other water-related structures.
- (6) Statement as to how the proposed project conforms to the city's adopted comprehensive plan.
- (7) Scaled and fully dimensioned set of plans ("site plan") containing the following sheets and information (as applicable):
- (a) Property boundary, building locations, parking, driveways, internal roads, drive aisles, landscaped open space, utilities, internal lot lines and size of lots, building setbacks, on-site retention areas, pedestrian walkway system, recreational areas, garbage dumpsters, sidewalks, water features, loading areas, public art location(s), community benefit areas and features, perimeter roads with full right-of-way cross-sections, proposed road improvements, right-of-way dedications proposed, typical size of parking spaces, and area map showing project location.
 - (b) Zoning legend with proposed zoning district, gross/net site area, number of dwelling units, gross and net density, amount of commercial/industrial square footage, building height in stories and feet, floor area ratio, interior size of dwelling units in square feet, number of bedrooms, lot coverage, setbacks, open space in percent of lot and square feet, and parking calculations. Where applicable, show both the required and provided value for the zoning parameters above.
 - (c) Landscape plan showing location, species, size at installation, quantity, landscaped area in green shading, landscape buffer areas, bufferyard calculations, and planting/maintenance instructions for all landscaping.

Landscaping shall meet or exceed the standards set forth in chapter 71 of the City's Code.

(d) Floor plans.

(e) Exterior photometric plan.

(f) Color elevations of all buildings visible from public streets.

(g) Signage plan for all stand-alone and building signs showing location, sign face area, height, width, setback from nearest property line and any proposed lighting. Signs in the DMU project shall be in accordance with chapter 80 of the City's Code.

(h) Phasing plan with commencement and completion dates for each phase, and final build out date of entire project.

(i) Plan sheet showing with notes and arrows how the project complies with the city's low impact development requirements.

(j) Plan sheet(s) showing with notes and arrows how the project complies with chapter 86, Urban design and architectural standards. This sheet(s) must be specifically approved by the city's planning and zoning department.

(k) Plan sheet(s) showing with box notes and arrows how the project complies with the CPTED principles of natural surveillance, access control, territorial reinforcement and space management.

(l) Plan sheet(s) showing with box notes and arrows how the project complies with the applicable connectivity and walkability standards contained in the "FDOT Context Classification Guide", dated July 2020, as amended.

(m) Plan sheet showing the traffic circulation system, including arterial, collector, and local streets; off-street parking areas and facilities; loading areas; and points of access to adjacent public rights-of-way.

(n) Plan sheet showing the pedestrian and bike path circulation system, including trails, and its interrelationship and proposed treatment of points of conflict with the traffic circulation system.

(8) Letter of landscape compliance sealed by a Florida-registered landscape architect certifying that the landscape plan is in compliance with chapter 71 of the City Code.

(9) Statement describing how the project will comply with the city's public arts program (Chapter 75).

(10) Traffic impact analysis.

(11) Any other information deemed pertinent by the planning and zoning director. The planning and zoning director may waive any of the site plan submittal items or portions of items upon a showing of good cause.

Sec. 68-913. Consistency review

The qualifying development application must be reviewed by the Planning and Zoning Department for consistency with the submittal requirements within two (2) working days of receiving the application consistent with Section 53-184(c), Land Development Code. If the Application is incomplete, the Department must return the incomplete application to the Applicant with the deficiencies noted in writing consistent with Section 53-184(c)(1), Land Development Code.

Sec. 68-914. Preapplication conference.

Prior to submitting the qualify development site plan application, the Applicant shall meet with the planning and zoning department and other reviewing departments and agencies to determine the proposed plan relationship to the City's adopted comprehensive plan.

Sec. 68-915. Professional service requirements.

Any plan or exhibit as part of a qualify development application shall certify that the services of two or more of the following professionals were utilized in the design or planning process:

- (1) An urban planner who is a member of the American Institute of Certified Planners (AICP);
- (2) A landscape architect registered by the state;
- (3) An architect licensed by the state; and
- (4) A professional civil engineer registered by the state.

Sec. 68-916. Application review process.

Once the Department's Director or his/her designee determines that the application is consistent with the submittal requirements, the Department shall complete the review of the application in 90 days, if the Applicant had successfully responded to all of the reviewing comments submitted by the site plan reviewers. The Applicant may request an additional 30-day extension, if additional time is necessary to complete the site plan review process.

Sec.68-917. Resubmittal of revised site plan.

Resubmittal of the qualifying development site plan reflecting revisions from the site plan reviewers shall be made within two (2) weeks from the date the revisions were transmitted to the Applicant.

Sec.68-918. Approval from other jurisdictions.

The Planning and Zoning Department must submit the site plan for review and obtain approval from Miami-Dade County Department of Environmental Management (DERM), Fire Rescue Department, Miami-Dade County Public Works Department, and any other relevant agency as determined by the Planning and Zoning Department Director.

Sec. 68-919. Restrictive covenant, annual report and penalties.

(1) In order to be eligible as a qualifying development, prior to the issuance of the final building permit, the developer or owner of a qualifying development shall guarantee the availability of the minimum affordable housing units for a period of at least 30 years via a restrictive covenant in a form acceptable to the City Attorney, which shall be recorded in the public records of Miami-Dade County and contain such language as is necessary to carry out the purposes of this Division.

(2) The developer or owner of the qualifying development shall provide an annual compliance report to the City Manager or designee to demonstrate compliance with the rent and income restrictions of the Live Local Act, and the other minimum requirements set forth in the City Code applicable to qualifying developments. The aforementioned annual compliance report shall include such information and documentation as determined by the City is necessary to verify the qualifying development's ongoing compliance with respect to rent and income restrictions, and other requirements set forth in the City Code. The review and management of the annual compliance report described herein may be by a third-party administering agent selected by the City, and the cost of said administrative review shall be at the developer or owners sole cost and expense. The annual report is due on October 1 of each year.

(3) Violations of this section shall be enforceable in accordance with Chapter 11 of the City Code, and shall be punishable by a fine not to exceed \$500.00 dollars per day. Any continuing violations of the provisions of this section may be enjoined and restrained by injunctive order of the circuit court in appropriate proceedings instituted for such purpose. Notwithstanding the foregoing, the City reserves the right avail itself of any remedies that may be available to the city in law or in equity to ensure compliance with this Division.

Sec. 68-920. Site Plan Approval Expiration.

The City's approval of a qualifying development application shall be in effect for a period of 12 months from the date of site plan approval. If the Applicant has not applied for a building permit within the 12-month period, said development approval shall expire and be considered void.

Sec. 68-921. Appeal.

An Applicant of a qualifying development may appeal the director of the Planning and Zoning Department's decision to the City Council within 30 days of the director's decision.

Secs. 68-921- 68-930. Reserved

Section 3. 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 4. Repeal of Conflicting Provisions. All ordinances or parts of ordinances or resolutions of the City Code made inconsistent or in conflict herewith shall be and they are hereby repealed in their entirety as there is conflict or inconsistency.

Section 5. Inclusion in Code. It is the intention of the Mayor and City Council and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the City of Doral Code; that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 6. Effective Date. This Ordinance shall become effective upon adoption on second reading.

The foregoing Ordinance was offered by Vice Mayor Puig-Corve who moved its adoption. The motion was seconded by Councilmember Pineyro upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

PASSED AND ADOPTED on FIRST READING this 14 day of February, 2024.

PASSED AND ADOPTED on SECOND READING this 13 day of March, 2024.

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:

GREENSPOON MARDER, LLP
INTERIM CITY ATTORNEY

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