

**ORDINANCE No. 2020-06**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN, FUTURE LAND USE MAP (FLUM) TO INCLUDE AND GRAPHICALLY DISPLAY THE “DOWNTOWN DORAL ART DISTRICT” OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED “INDUSTRIAL” CATEGORY OF THE FUTURE LAND USE ELEMENT; AND AUTHORIZING THE TRANSMITTAL OF THE MAP 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**, on April 26, 2006, the City Council of the City of Doral (the “City”) adopted its Comprehensive Plan consistent with Florida Statutes Chapter 163, Part II; and

**WHEREAS**, the Comprehensive Plan guides the future economic, social, physical, environmental, and fiscal development of the City; and

**WHEREAS**, the City should regularly update its Comprehensive Plan to reflect changes in local conditions; and

**WHEREAS**, the City has experienced significant recent population growth and development including the evolution of the city’s arts and culture into a dynamic city center with office, restaurant, retail, civic and residential uses; and

**WHEREAS**, the growth of Doral and the Downtown Urban Central Business District, as well as, the desire to have a diverse central city downtown is driving interest in development and adaptive redevelopment of surrounding areas, such as the commercial and industrial area directly to the north; and

**WHEREAS**, the City Council of the City of Doral has expressed a strong interest in the adaptive reuse and enhancement of the industrial area located north of Downtown Doral; and

**WHEREAS**, on June 19, 2019, the City Council of the City of Doral via Resolution No. 19-153 adopted the “Adaptive Reuse Study Area Action Plan” with recommendations and guidance on how to facilitate the transition of the existing heavy industrial and

commercial area north of Downtown Doral into an active, diverse and mixed-use neighborhood, without residential encroachment, while preserving the industrial urban design character; and

**WHEREAS**, City Staff has prepared a Future Land Use Map (FLUM) amendment to the City's Comprehensive Plan to include and graphically display the "Downtown Doral Art District" overlay boundaries referenced in Policy 2.1.2 of the Future Land Use Element entitled "Industrial" category; and

**WHEREAS**, the proposed Future Land Use Map (FLUM) amendment is being submitted concurrently with a proposed text amendment to the City's Comprehensive Plan modifying Policy 2.1.2 entitled "Industrial" category of the Future Land Use Element to include the "Downtown Doral Art District" provisions for all properties designated "industrial" located north of Downtown Doral within the area bounded by NW 87<sup>th</sup> Avenue on the west, NW 58<sup>th</sup> street on the North, NW 79<sup>th</sup> avenue on the east and NW 54<sup>th</sup> street on the south; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed comprehensive plan amendment are provided in Section 53-213 of the City's Land Development Code and that the proposed Future Land Use Map amendment has met those criteria and standards; and

**WHEREAS**, on May 13, 2020 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 Future Land Use Map amendment to the City's Comprehensive Plan as required by state law and local ordinances.

**WHEREAS**, the City Council of the City of Doral held a public hearing on May 13, 2020 at which hearing all interested persons were afforded an opportunity to be heard and this amendment to the City's Comprehensive Plan Future Land Use Map was approved on first reading.

**WHEREAS**, the City Council of the City of Doral held a public hearing on September 22, 2020 at which hearing all interested persons were afforded an opportunity to be heard and this amendment to the City's Comprehensive Plan, Future Land Use Map was approved on second reading.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA:**

**Section 1.** 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.** The proposed amendment to the City’s Comprehensive Plan Future Land Use Map, attached hereto as “Exhibit A” and incorporated herein are hereby approved by the Mayor and the City Council.

**Section 3.** The City Manager or his/her designee is hereby authorized to transmit the amendment to the City’s Comprehensive Plan Future Land Use Map 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, Florida Statutes.

**Section 4.** That 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.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**Section 6.** This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Councilmember Cabrera, who moved its adoption. The motion was seconded by Councilmember Cabral 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

PASSED AND ADOPTED on FIRST READING this 13 day of May, 2020.

PASSED AND ADOPTED on SECOND READING this 22 day of September, 2020.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

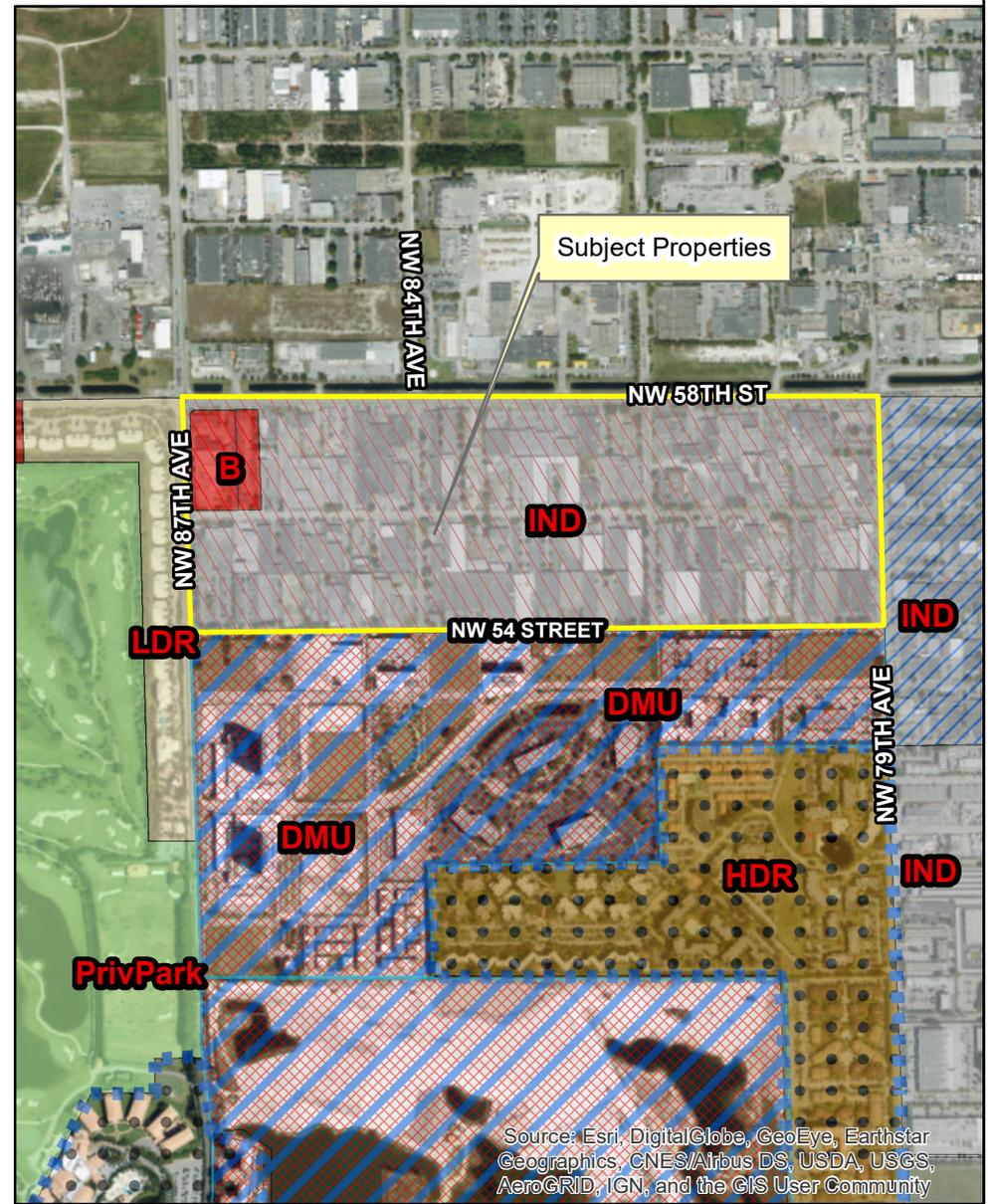
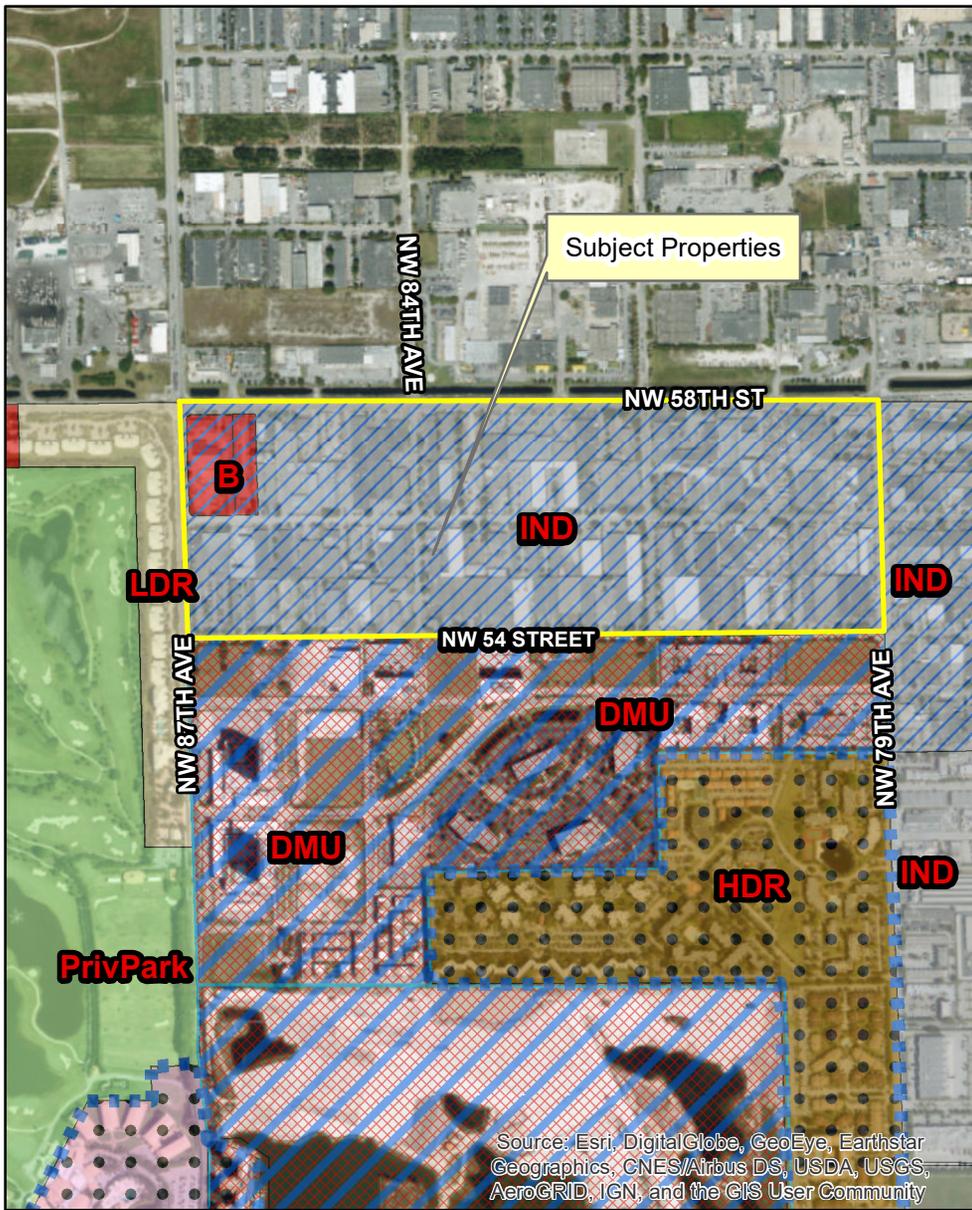
ATTEST:

  
\_\_\_\_\_  
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

# EXHIBIT “A”



- Current FLUM Category**
- Business (B)
  - Urban Central Business District
  - DMU Opportunity Area
  - CMU Opportunity Area
  - Downtown Mixed Use (DMU)
  - High Density Residential (HDR)
  - Industrial (IND)
  - Low Density Residential (LDR)
  - Private Park (PrivPark)
  - Adaptive Reuse Area

City of Doral



Planning & Zoning Department

2030 Future Land Use Map

Proposed FLUM Overlay Boundary

