

**ORDINANCE No. 2020-05**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A TEXT AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 2.1.2 ENTITLED “INDUSTRIAL” CATEGORY, TO INCLUDE THE “DOWNTOWN DORAL ART DISTRICT” PROVISIONS FOR ALL PROPERTIES DESIGNATED “INDUSTRIAL” IN THE CITY’S FUTURE LAND USE MAP (FLUM) LOCATED NORTH OF DOWNTOWN DORAL WITHIN THE AREA BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH; AND AUTHORIZING THE TRANSMITTAL OF THE TEXT 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**, 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 commercial and industrial

area north of Downtown Doral into an active, diverse and mixed-use neighborhood while preserving the industrial character; and

**WHEREAS**, City Staff has proposed a text amendment to the City's Comprehensive Plan, Future Land Use Element, modifying Policy 2.1.2 entitled "Industrial" category to include the "Downtown Doral Art District", consisting of approximately 113 acres, including 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**, the proposed "Downtown Doral Art District" provisions have been developed through City Council and neighborhood involvement and feedback, including a City Council Workshop in August 2019 and the Adaptive Reuse Stakeholder Meeting and Public Workshop in December 2019; 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 text amendment to the City's Comprehensive Plan 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 text 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 text amendment to the City's Comprehensive Plan 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 text amendment to the City's Comprehensive Plan 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 City Council of the City of Doral hereby approve a text amendment to the City’s Comprehensive Plan, Future Land Use Element, Policy 2.1.2 entitled “Industrial” category 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. The Comprehensive Plan of the City of Doral is hereby amended as follows:

### **Future Land Use Element**

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**Policy 2.1.2:** The following future land use categories contained in the City's Future Land Use Map are identified, and the use and development standards for each are defined below. Important features and special areas are also described.

\* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

The adaptive reuse of existing buildings is encouraged in this category within the “Downtown Doral Art District” area bounded by NW 58th Street on the north, NW 54th Street on the south, NW 79th Avenue on the east, and NW 87th Avenue on the west; that retail and service uses shall be permitted up to 100 percent of the total floor area and farmers market, food halls, entertainment, health/exercise and small scale recreational indoor/outdoor sports

facilities are allowed in this area. Where landscaped open space or floor area ratio is nonconforming to the requirements of this Future Land Use Element or the City's Land Development Code, the adaptive reuse of an existing building shall not require the provisions of additional landscaped open space or decrease in floor area ratio. The installation of on-street parking and sidewalks shall be encouraged to the greatest extent possible or as required by Public Works in connection with any adaptive reuse of existing buildings within this district.

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**Section 3.** The City Manager or his/her designee is hereby authorized to transmit the text amendment to the City's Comprehensive Plan 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 Mariaca 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.

  
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JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
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CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
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LUIS FIGUEREDO, ESQ.  
CITY ATTORNEY