

**ORDINANCE No. 2020-08**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DORAL, DESIGNATING A NEW VOLUNTARY OVERLAY DISTRICT ENTITLED “DOWNTOWN DORAL ART DISTRICT” LOCATED NORTH OF DOWNTOWN DORAL, CONSISTING OF APPROXIMATELY 113 ACRES, 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; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on August 22, 2007, the City Council of the City of Doral (the “City”) adopted its Land Development Regulations consistent with Section 163.3202, Florida Statutes; 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 conservation and enhancement of the industrial area located north of Downtown Doral; and

**WHEREAS**, City Staff has prepared a Zoning Map amendment designating a new voluntary Overlay District entitled “Downtown Doral Art District” located north of Downtown Doral, consisting of approximately 113 acres; 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 urban design character; and

**WHEREAS**, the proposed Zoning Map amendment is being submitted concurrently with a proposed text amendment to the City's Land Development Code, Chapter 68 "Land Uses and Zoning Districts", Article VI "Industrial Districts", creating Division 5, "Downtown Doral Art District" to allow for modified requirements with development standards that modify and supplement the existing Industrial District standards and criteria; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending on a proposed Zoning Map amendment are provided in Section 53-213 of the City's Land Development Code and that the proposed Zoning 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 Official Zoning Map amendment to the City's Land Development Code 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 Official Zoning 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 Official Zoning Map was approved on second reading.

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

**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 an amendment to the Official Zoning Map of the City of Doral designating a new voluntary Overlay District entitled "Downtown Doral Art District" located north of Downtown Doral, consisting of approximately 113 acres, 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, as provided in "Exhibit A" which is attached hereto and made a part thereof.

**Section 3.** 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 4.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**Section 5.** 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:

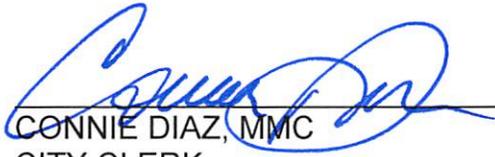
|                              |     |
|------------------------------|-----|
| Mayor Juan Carlos Bermudez   | Yes |
| Vice Mayor Christi Fraga     | Yes |
| Councilwoman Digna Cabral    | Yes |
| Councilman Pete Cabrera      | Yes |
| Councilwoman Claudia Mariaca | Yes |

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

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

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

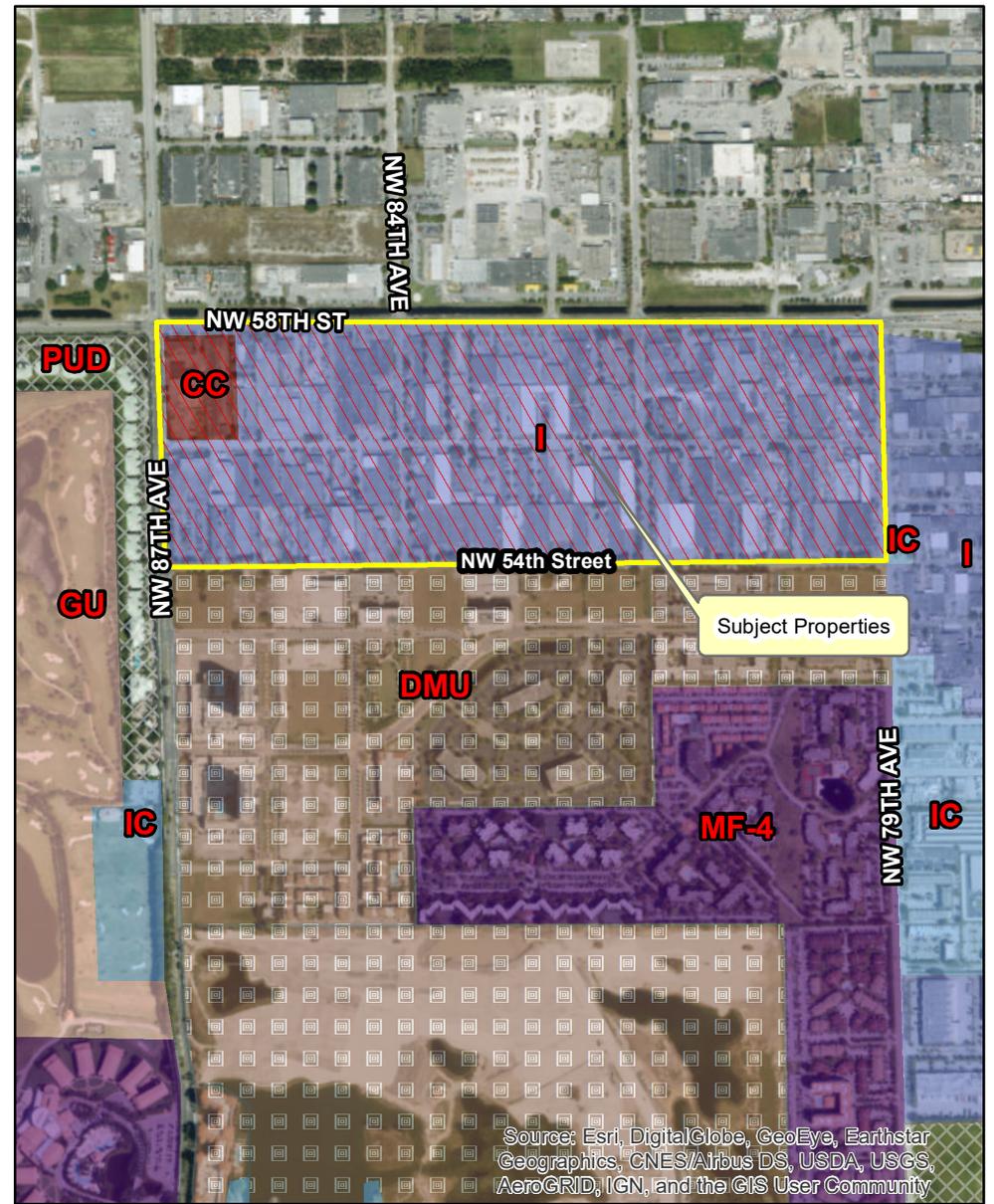
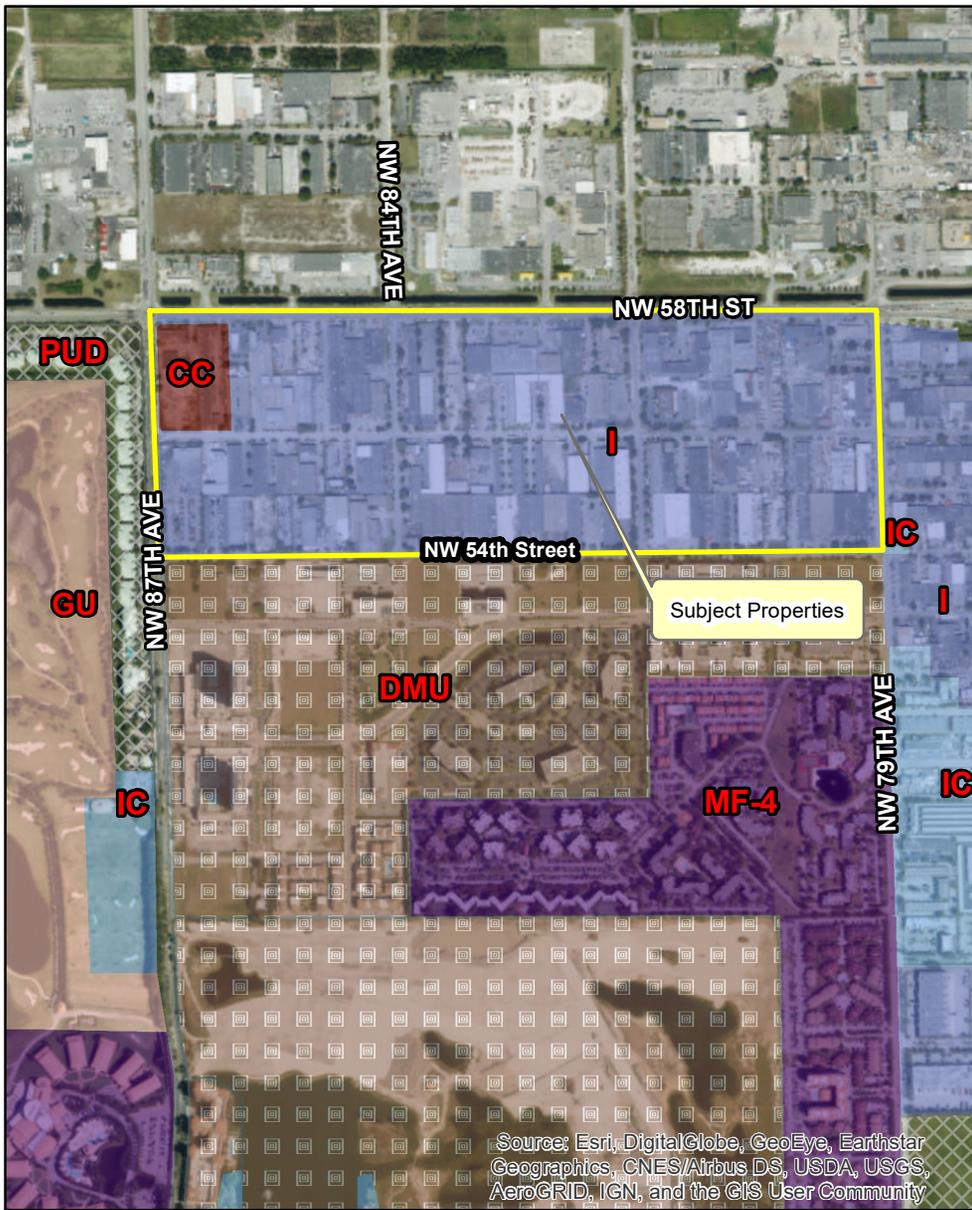
ATTEST:

  
\_\_\_\_\_  
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”



-  Adaptive Reuse Area
-  Multi Family 4 (MF-4)
-  Downtown Mixed Use (DMU)
-  Planned Unit Development (PUD)
-  Corridor Commercial (CC)
-  Industrial Commercial (IC)
-  Industrial (I)
-  General Use (GU)

**Current Zoning Overlay**

**City of Doral**



**Planning & Zoning Department**  
**Doral Arts Reuse District Overlay**

**Proposed Zoning Overlay**

