



BUSINESS IMPACT ESTIMATE FORM

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This Business Impact Estimate is given as it relates to the proposed ordinance titled:

Ordinance #2025-48 "Special Exception Uses for Industrial Zoning Districts"

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING SECTION 53-128, "USE COMPATIBILITY TABLE," OF THE CITY'S CODE TO ADD DEFINITIONS FOR FITNESS/SPORTS USES AND TO UPDATE THE COMPATIBILITY TABLE ACCORDINGLY; AMENDING ARTICLE VI OF CHAPTER 68, INCLUDING DIVISION 2, "INDUSTRIAL COMMERCIAL DISTRICT (IC)", DIVISION 3 "INDUSTRIAL DISTRICT (I)", AND DIVISION 4 "INDUSTRIAL RESTRICTIVE DISTRICT (I-R)", TO LIST INDOOR/OUTDOOR RECREATIONAL FACILITIES AS A SPECIAL EXCEPTION USE SUBJECT TO SPECIAL DEVELOPMENT REGULATIONS, AND FURTHER AMENDING THE PERMITTED USES IN THE INDUSTRIAL COMMERCIAL (IC) AND INDUSTRIAL (I) ZONING DISTRICTS TO CONFORM TO AMENDMENTS PROVIDED FOR HEREIN; AMENDING SECTIONS 68-848 AND 68-849 RELATED TO "DOWNTOWN DORAL ART DISTRICT" TO UPDATE FITNESS/SPORTS USE TERMINOLOGY; AMENDING SECTION 68-861 TO CLARIFY ALLOWABLE SPECIAL EXCEPTION USES IN THE DORAL DÉCOR OVERLAY DISTRICT; CREATING SECTION 74-171, "INDOOR/OUTDOOR RECREATION FACILITY," TO ESTABLISH SPECIAL DEVELOPMENT REGULATIONS; AMENDING SECTION 52-5, "DEFINITION," TO ELIMINATE CONFLICTING TERMS; AMENDING SECTION 77-139 TO UPDATE USES ON THE MINIMUM OFF-STREET PARKING MATRIX; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Part I.

Summary of the proposed ordinance and statement of public purpose¹:

The proposed text amendment seeks to modify Chapter 53, "Administration," and Chapter 68, "Land Uses and Zoning Districts," to introduce Special Exception Uses for all Industrial Zoning Districts, and to Chapter 74, "Miscellaneous and Supplementary Regulations," to establish specific

¹ Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City of Doral.



development standards and locational requirements for such uses. The overall intent is to provide greater flexibility in land use while ensuring compatibility with surrounding development.

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Doral: *(fill out subsections a-c as applicable, if not applicable write "not applicable")*

- a. Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

- b. Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

Not Applicable

- c. An estimate of the City of Doral's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

Not Applicable

Part III.

Good faith estimate of the number of businesses likely to be impacted by the ordinance:

Not Applicable

Part IV. Additional Information (if any):