



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 2.1.2, ENTITLED "INDUSTRIAL" CATEGORY, TO REMOVE THE PROHIBITION ON AMUSEMENT CENTER, ENTERTAINMENT, HEALTH/EXERCISE AND SPORT FACILITY USES WITHIN SAID FUTURE LAND USE CATEGORY; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

The proposed amendment to the Future Land Use Element of the City of Doral Comprehensive Plan, is specifically to Policy 2.1.2, and limited to the Industrial (I) land use category. The amendment proposes to remove four specific uses (amusement centers, entertainment venues, health/exercise facilities, and sports facilities) from the list of prohibited uses within this land use category.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
12/10/2025	Ordinance No. 2025-XX	
12/10/205	Resolution No. 25- XXX	

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
Total:	\$0		
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ _____			

STRATEGIC PLAN ALIGNMENT:

The proposed amendment to the Future Land Use Element allows for more flexible land use options that can accommodate emerging industries. This promotes business growth, diversification of the local economy, and the adaptive reuse of underutilized industrial properties.

ATTACHMENT(S):

A. Ordinance



Memorandum

Date: December 10, 2025

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas
City Manager

From: Michelle M. Lopez
The Corradino Group
Interim Planning and Zoning Director

Subject: **Comprehensive Plan - Future Land Use Element Text Amendment**

Introduction

The Planning and Zoning Department is requesting that the Mayor and the City Council approve the proposed amendment to the Future Land Use Element of the City of Doral Comprehensive Plan, specifically to the Industrial (I) land use category. The amendment proposes to remove four specific uses (amusement centers, entertainment venues, health/exercise facilities, and sports facilities) from the list of prohibited uses within this land use category.

This amendment is intended to enable these uses to be regulated as Special Exception Uses through the Land Development Code across all Industrial zoning districts, thereby allowing greater flexibility while maintaining land use compatibility through discretionary review.

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County's designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting). A copy of the legal advertisement is provided in "Attachment A."

Background

Currently, the Comprehensive Plan's Industrial (I) category includes specific language that prohibits the establishment of amusement centers, entertainment venues, health/exercise facilities, and sports facilities. While these uses are generally non-industrial in nature, the City has identified that in certain contexts, particularly in controlled environments, they may be

***Council Meeting
December 10, 2025***

appropriate if reviewed and approved under the Special Exception Use process outlined in the Land Development Code.

This amendment supports the City's desire to maintain the flexibility to evaluate such uses on a case-by-case basis, rather than imposing a blanket prohibition at the Comprehensive Plan level. Doing so promotes more responsive land use regulation while retaining safeguards to ensure that proposed uses are contextually appropriate.

Staff Analysis

The proposed amendment supports the goals of the City's Comprehensive Plan by promoting flexible land use planning, sustainable development, and the efficient use of industrial lands. By removing specific prohibited uses from the Industrial (I) land use category, the amendment enables the City to utilize more nuanced regulatory tools through the Land Development Code—most notably, the Special Exception Use process, which allows for detailed, case-by-case evaluation under defined conditions and limitations. This approach preserves the City's ability to ensure land use compatibility with surrounding development while providing increased flexibility to respond to evolving economic and community needs.

Comprehensive Plan Consistency Review

The proposed text amendment is consistent with the following Comprehensive Plan, Future Land Use Element Goals, Objectives, and Policies:

***Goal:** Transform Doral's Future Land Use Plan into a clear and creative visionary blueprint to effectively guide the City's residents, businesses and civic leaders in the important on-going challenge of shaping Doral into THE premier place to live, work and play in Southeast Florida.*

***Policy 2.1.1:** Doral's future development goal is to be a premier place to live, work and play, and to accomplish that the City is dedicated to maintaining and developing extraordinary community features and facilities associated with “#1 Great Cities” around the world including outstanding place and building design, plentiful parks, excellent schools and community education opportunities, beautiful streets, interesting cultural and artistic venues, smart technology, environmental conservation, efficient government services, and easily-accessible vehicular and personal mobility. All land use amendments shall contribute to the enhancement of these ‘#1 Great City’ features and facilities.*

***Objective 2.2:** Land Development Code.*

Maintain, and revise as necessary, an effective Land Development Code (LDC) that clearly implements the goals, objectives and policies of this Element, and the adopted Comprehensive Plan as a whole, and regulates development quality and impacts.

This proposed amendment is consistent with and supportive of the goals and objectives of the City of Doral Comprehensive Plan. Rather than having an adverse impact, the amendment enhances the Plan's implementation by removing overly restrictive prohibited use language from

the Industrial (I) land use category. In doing so, it allows the City to establish a consistent and transparent mechanism, via the Land Development Code, for evaluating proposed Special Exception Uses within industrial zoning districts. This approach ensures that future approvals are subject to site-specific review and align with Comprehensive Plan policies related to land use compatibility, economic development, and the provision of flexible, community-serving uses in appropriate locations.

Land Development Code Consistency Review

The following is a consistency review of the criteria established in Section 53-213(c) of the Land Development Code for considering text amendments to the Land Development Code.

- (1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.

The proposed amendment advances the goals and policies of the City of Doral Comprehensive Plan by formalizing a regulatory framework through which Special Exception Uses in industrial areas can be properly evaluated and conditioned. By removing overly prescriptive prohibited uses from the Industrial (I) land use category, the amendment enables the City to require that such uses demonstrate consistency with adopted Level of Service (LOS) standards, incorporate appropriate mitigation measures for potential adverse impacts, and contribute to the City's broader vision for livability, economic vitality, and long-term land use balance.

- (2) Consistency with applicable sections of this Land Development Code.

The proposed amendment is consistent with the City of Doral Land Development Code as it complements existing zoning district regulations by establishing a clear and structured mechanism (the Special Exception Use process) to evaluate uses that may be appropriate within industrial areas under certain conditions. Rather than allowing or prohibiting these uses outright, the amendment defers to the Land Development Code's discretionary review procedures, ensuring that proposed uses are assessed on a case-by-case basis for compliance with development standards, site suitability, and compatibility with surrounding properties. This approach reinforces the Code's intent to balance flexibility in land use with the protection of community character and adjacent uses.

- (3) Additionally, as to rezoning amendments:
 - a. Whether justified by changed or changing conditions.
 - b. Whether adequate sites already exist for the proposed district uses.
 - c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

This review criterion does not apply to the proposed text amendment. The criteria listed under Section (3) are specifically intended for rezoning applications and are not applicable to Comprehensive Plan text amendments.

Recommendation

Staff requests that the Mayor and City Council approve the proposed Comprehensive Plan text amendment to the Industrial (I) land use category, as presented in Ordinance No. 2025-XX.