

ORDINANCE No. 2025-47

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING 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; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AUTHORIZATION AND ADOPTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral (the “City”) seeks to update the Future Land Use Element of its adopted Comprehensive Plan in accordance with Chapter 163, Florida Statutes; and

WHEREAS, the City has determined that the current text of the Industrial (I) Future Land Use category requires clarification and/or modification to reflect evolving land use patterns, encourage consistency with adjacent uses, and promote sustainable development practices; and

WHEREAS, the proposed amendment modifies the Future Land Use Element of the Comprehensive Plan to revise the prohibited uses associated with the Industrial (I) land use designation; and

WHEREAS, the purpose of this amendment is to formally remove the following uses from the list of prohibited uses within the Industrial (I) land use category: amusement centers, entertainment venues, health/exercise facilities, and sports facilities, as further set forth herein; and

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WHEREAS, by eliminating several prohibited uses in the Industrial future land use category, the proposed amendment increases the permissible uses allowed to be established in said district; and

WHEREAS, the proposed amendments are consistent with the City of Doral Comprehensive Plan and supports the goals of managed growth, compatibility, and sustainability; and

WHEREAS, on December 10, 2025, the City Council of the City of Doral, sitting as the Local Planning Agency (LPA), reviewed the proposed amendment at a duly noticed public hearing and received testimony and evidence related to the proposed text amendment, and and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council of the City of Doral held duly noticed public hearing on December 10, 2025, in accordance with Florida Statutes and applicable law, 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.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AS FOLLOWS:

Section 1. Recitals. 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. Land Use Policy Amendment. The "Industrial" land use category of Policy 2.1.2 of the Future Land Use Element of the City of Doral Comprehensive Plan is hereby amended as follows:

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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 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, 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 ration is nonconforming to the requirements of the 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 the district.

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Section 3. Transmittal. The City Manager or her designee is hereby authorized to transmit the text amendment to the City's Comprehensive Plan to the State Land Planning Agency and other required governmental agencies for their review consistent with Section 163.3184, Florida Statutes.

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

Section 6. Transmittal. The Planning and Zoning Department is hereby authorized to transmit this Ordinance to the Florida Department of Economic Opportunity pursuant to the provision of the Local Government Comprehensive Planning and Land Development Regulation Act.

Section 7. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by _____, who moved its adoption. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Maureen Porras	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED on FIRST READING this 10 day of December 2025.

PASSED AND ADOPTED on SECOND READING this 15 day of January 2026.

CHRISTI FRAGA, 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:

LORENZO COBIELLA
GASTESI, LOPEZ & MESTRE, PLLC
CITY ATTORNEY

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