



## CITY OF DORAL COUNCIL MEETING MEMORANDUM

### ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING SECTION 53-128, "USE COMPATIBILITY TABLE," OF THE CITY 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 CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

### DEPARTMENT RECOMMENDATION:

Approval

### BRIEF HISTORY:

The proposed text amendment seeks to modify Chapter 52 "Definitions, Chapter 53, "Administration," and Chapter 68, "Land Uses and Zoning Districts," to distinguish fitness centers and indoor/outdoor recreational uses, and to introduce indoor/outdoor recreational uses as Special Exception Uses for all Industrial Zoning Districts, amending Chapter 74, "Miscellaneous and Supplementary Regulations," to establish specific development standards and locational requirements for such uses, and to further amend Chapter 77, "Roads and Vehicular Use Areas" to update uses on the minimum off-street parking matrix.

### LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
12/10/2025	Ordinance No. 2025-48	
12/10/2025	Resolution No. 25- XXX	LPA

**FINANCIAL INFORMATION: (IF APPLICABLE)**

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

**STRATEGIC PLAN ALIGNMENT:**

The introduction of Special Exception Uses in Industrial Zoning Districts allows for more flexible land use options that can accommodate emerging industries, specialized training facilities, and recreational event spaces. This promotes business growth, diversification of the local economy, and the adaptive reuse of underutilized industrial properties.

**ATTACHMENT(S):**

- A. Ordinance



## Memorandum

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Date: January 15, 2026

To: Honorable Mayor and Councilmembers

Via: Zeida Sardinas  
City Manager

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

Subject: **Special Exceptions Indoor/Outdoor Recreational Facilities- Land Development Code Text Amendment**

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### **Introduction**

The Planning and Zoning Department is requesting that the Mayor and the City Council approve the proposed text amendment to the City of Doral (the “City”) Code of Ordinances (the “Code”), amending Chapter 52 “Definitions,” Chapter 53, “Administration,” and Chapter 68, “Land Uses and Zoning Districts,” to distinguish health/exercise centers and indoor/outdoor recreational uses, and to introduce indoor/outdoor recreational uses as Special Exception Uses for all Industrial Zoning Districts, amending Chapter 74, “Miscellaneous and Supplementary Regulations,” to establish specific development standards and locational requirements for such uses, and to further amend Chapter 77, “Roads and Vehicular Use Areas” to update uses on the minimum off-street parking matrix.

### **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**

The City Code currently identifies a list of permitted and prohibited uses within the Industrial Zoning Districts (Industrial, Industrial-Commercial and Industrial-Restrictive). However, the Code does not provide a mechanism for discretionary approval of uses that fall outside the standard permitted uses. In response to growing demand for flexibility in land use—particularly for emerging industries, indoor recreational uses, limited commercial support services, and

certain institutional uses—staff has initiated a text amendment to introduce indoor/outdoor recreational uses a Special Exception Use in all industrial zones.

This amendment would allow for case-by-case review of appropriate but non-traditional uses, ensuring compatibility with surrounding development while supporting economic diversification and innovation.

On August 13, 2025, the City approved a text amendment to Chapter 53, “Administration” of the City Code, establishing a formal Special Exceptions process. This amendment introduced transparent and consistent procedures, along with the ability to apply specific, enforceable conditions to ensure compatibility with surrounding uses and alignment with the City’s adopted goals and policies. The proposed amendment represents the logical next step in implementing that process by applying it specifically to the Industrial Zoning Districts.

### **Staff Analysis**

The proposed text amendment seeks to modify Chapter 52 “Definitions,” Chapter 53, “Administration,” and Chapter 68, “Land Uses and Zoning Districts,” to distinguish health/exercise centers and indoor/outdoor recreational uses, and to introduce indoor/outdoor recreational uses as Special Exception Uses for all Industrial Zoning Districts, amend Chapter 74, “Miscellaneous and Supplementary Regulations,” to establish specific development standards and locational requirements for such uses, and to further amend Chapter 77, “Roads and Vehicular Use Areas” to update uses on the minimum off-street parking matrix. The overall intent is to provide greater flexibility in land use while ensuring compatibility with surrounding development.

### **Comprehensive Plan Consistency Review**

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

*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.*

*Policy 2.1.18: Code enforcement and other available regulatory measures shall be used to prevent incompatible land uses from locating adjacent to or near otherwise stable and viable uses, especially residential neighborhoods. The rezoning process may be used to discourage residential development in close proximity to industrial zoned areas and areas with unacceptable noise and/or odor levels. Incompatible non-residential land uses within established residential neighborhoods may be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area. Where it is physically not feasible to separate incompatible land uses such as residential and non-residential, buffering shall be required to promote a smooth land*

*use transition. Buffering shall be specified in the Land Development Code and may include the following:*

- a) Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or;*
- b) The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.*

***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 will not adversely affect the City of Doral's Comprehensive Plan. Rather, it introduces a clear and consistent framework for the evaluation of Special Exception uses within Industrial Zoning Districts, aligning the City's regulatory processes with adopted goals related to land use compatibility, economic growth, and the integration of community-serving amenities.

To ensure full alignment between the City's land development regulations and its long-range planning vision, a concurrent text amendment to the Comprehensive Plan is also proposed. This amendment seeks to revise the Industrial Future Land Use (FLU) category by removing the existing prohibition on health/exercise and sports facilities. This policy change supports greater flexibility in how industrial areas may evolve, particularly in response to changing market conditions and increased demand for wellness, recreational, and lifestyle-oriented uses.

### **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 directly supports the goals and policies of the City's Comprehensive Plan by formalizing procedures that ensure Special Exception Uses are evaluated for consistency with adopted Level of Service (LOS) standards where applicable, include measures to mitigate potential adverse impacts, and contribute positively to the City's overall livability, economic vitality, and long-term land use vision.

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

The amendment complements existing zoning district regulations by providing a structured pathway for evaluating uses that may be appropriate in specific contexts but require case-by-case

review. This ensures that such uses meet applicable development standards and are compatible with adjacent properties.

- (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 criteria do not apply to the proposed text amendment. This review criteria are only applicable to rezoning applications.

### **Recommendation**

Staff requests that the Mayor and City Council approve the proposed text amendment to Chapter 52 “Definitions,” Chapter 53, “Administration,” and Chapter 68, “Land Uses and Zoning Districts,” to distinguish health/exercise centers and indoor/outdoor recreational uses, and to introduce indoor/outdoor recreational uses as Special Exception Uses within all Industrial Zoning Districts; amending Chapter 74, “Miscellaneous and Supplementary Regulations,” to establish specific development standards and locational requirements for such uses, and to further amend Chapter 77, “Roads and Vehicular Use Areas” to update uses on the minimum off-street parking matrix.