

**ORDINANCE No. 2025-48**

**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**

**WHEREAS**, the City Council of the City of Doral (the "City") recognizes that certain land uses that are not allowed by right in specific zoning districts may be appropriate in said zoning districts only when subjected to individualized review based on their potential impact on surrounding properties and infrastructure, and if specific conditions are imposed, i.e., Special Exception uses; and

**WHEREAS**, the City's Land Development Code (the "City Code") currently provides that certain uses may be approved as Special Exception uses in various zoning districts, and provides a clear and comprehensive framework for reviewing, evaluating, and approving Special Exception uses by the City Council; and

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**WHEREAS**, the City Council wishes to introduce and regulate certain indoor and outdoor recreational facilities and sports training and event centers within all Industrial Zoning Districts as Special Exception uses, by providing for development standards and locational limitations for the proposed Special Exception uses, in order to promote consistency, transparency, and alignment with the City's adopted planning goals and policies; and

**WHEREAS**, small-scale recreational facilities and sports training center uses promote the adaptive reuse of existing structures, discourages blight, and supports economic vitality without displacing active industrial operations; and

**WHEREAS**, industrial districts often include buildings with large, open floor areas and high ceilings well suited for indoor recreation such as indoor courts or sports training centers; and

**WHEREAS**, when properly scaled and conditioned, recreational and sports facilities typically occur during off-peak hours (evenings or weekends), minimizing conflicts with weekday industrial activity and providing an efficient shared use of existing infrastructure; and

**WHEREAS**, the City Council finds that the proposed amendments are neither more restrictive nor more burdensome than existing regulations as the proposed amendments not only allow for a newly defined use, but also expand existing uses into various zoning districts where said uses were either previously prohibited or limited; and

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**WHEREAS**, the City Council further finds that said amendments are consistent with the City of Doral Comprehensive Plan and support the goals of managed growth, compatibility, and sustainability.

**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. Amendment to Chapter 52 of the City Code.** That section 52-5 of the Code of Ordinances, City of Doral, Florida, is hereby amended to read as follows:

**Sec. 52-5. - Definitions.**

For the purpose of this subpart B, the following definitions for terms used herein shall apply to all sections of this Land Development Code unless the context clearly indicates otherwise:

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~~Recreation, commercial indoor. An indoor facility, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. Such facility may also provide other regular organized or franchised events, health and fitness club facilities, swimming pool, snack bar, restaurant, retail sales of related sports, health or fitness items, and other support facilities.~~

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**Section 3. Amendment to Chapter 53 of the City Code.** That section 53-128 of the Code of Ordinances, City of Doral, Florida, is hereby amended to read as follows:

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**Sec. 53-128. Use compatibility table.**

- (a) *Category definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Academies.* Education and instruction facilities engaged in the offering or providing instruction of dance, fine arts, martial arts, music, painting, photography, or theater. Academies shall not include early childhood or adult care facilities, public schools, charter schools, private schools, exceptional learning centers or trade schools.

*Auto, truck, and van sales.* The term "auto, truck and van sales" means the sale or lease of new or used automobile, trucks or vans to the general public or private entity.

*Carwash.* The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

*Commercial vehicle storage.* The parking and storage for a fee of operable, non-disabled, licensed commercial motor vehicles as defined in F.S. § 320.01, construction equipment, agricultural equipment, and incidental temporary parking of operable, non-disabled, licensed passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities).

*Educational facility.* An institution devoted solely to tutoring and test preparation, vocational or professional education or training, an institution of higher education, a community college, junior college and a four-year college or university.

*Fitness center (gyms).* A commercial or membership-based facility designed and equipped for physical exercise, fitness training, or wellness programs. Typical uses include but are not limited to, exercise equipment areas, weight training areas, group fitness or aerobics rooms, personal training services, locker rooms, shower facilities, saunas, and ancillary uses such as juice bars, retail sales of fitness-related merchandise, and limited food service.

*Health/exercise centers.* A facility or establishment primarily engaged in providing instruction, training, or activities that promote physical fitness, wellness, or recreational movement. This includes, but is not limited to, gymnastics training centers, cheerleading training centers, acrobatics and tumbling facilities, and obstacle-course or movement-based gyms. Such uses may include accessory amenities such as locker rooms, shower facilities, and saunas, as well as ancillary uses such as juice bars, retail sales of fitness-related merchandise, and limited food service.

*Hotels.* The term "hotel" means a building in which lodging, or boarding and lodging, are provided as the more or less temporary residence of individuals who are lodged therein and in which ingress and egress to and from all rooms are made through an inside lobby supervised by a person in charge at all times. As such, it is open to the public in contradistinction to a boardinghouse, lodging house or an apartment building. Keys to the rooms and mail for the occupant of the hotel are received and generally kept by the

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attendant at the desk in the lobby. Daily linen service and other normal and customary hotel services shall be offered to the individuals lodged therein. No more than five percent of the individual hotel units shall be occupied for more than six months. Kitchen facilities in individual units may be offered.

*Manufacturing.* The transformation of materials or substances into new products, including the assembly of component parts, and the production or refining of goods, materials, or substances into new products, including the assembly of component parts, but not including research and technology production uses.

*Medical marijuana treatment center dispensing facilities.* Refers to the building or structure where low-THC cannabis or medical cannabis, as well as cannabis delivery devices, are dispensed at retail.

*Medical use.* Those uses concerned with the diagnosis, treatment, and care of human beings. These include hospitals; dental services; medical services or clinics; nursing, convalescent homes; orphan's homes; rest homes; sanitariums.

*Manufacturing, heavy.* The term "heavy manufacturing" means the manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

*Manufacturing, light.* The term "light manufacturing" means the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing.

*Manufacturing, medium.* The term "medium manufacturing" means the processing and manufacturing of materials or products predominantly from extracted or raw materials. These activities may include outdoor assembly and storage of products. Outdoor manufacturing of raw materials into compost, primarily for commercial resale, is a medium manufacturing activity. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.

*Professional offices.* Office means a use involving a business, profession, service or government activity including laboratories which do not involve retail activities on site.

*Recreation Facility, indoor.* A facility located entirely within an enclosed building offering indoor recreational or sports activities, including organized competitions, tournaments, or exhibitions. Typical uses include but are not limited to: fee-based indoor courts or fields for basketball, soccer, pickleball, padel, tennis, volleyball or similar sports activities. Accessory uses such as locker rooms, spectator seating, training and recovery areas, classrooms, and administrative offices may be permitted if they are clearly incidental to the principal recreational activity and events function.

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*Recreation Facility, outdoor.* A facility that offers outdoor recreational or sports activities, including organized competitions, tournaments, or exhibitions. Typical uses include, but are not limited to: fee-based tennis courts, pickleball courts, padel courts, soccer fields, and similar outdoor sports facilities. These uses may include accessory structures such as bleachers, restrooms, concession stands, and lighting, provided they are clearly incidental to the primary recreational use.

*Religious institution.* The term religious institution means a church or house of worship with related facilities such as the following in any combination; rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult daycare, playground, cemetery.

*School.* An elementary, middle, or high school, and exceptional learning center.

*Warehouse.* A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment,

(b) The uses for each district are as stated in the following table:

- (1) P means permitted use;
- (2) S means permitted with special regulations;
- (3) E means special exception use;
- (4) (-) means not permitted.

Category	Description	O-1	O-2	O-3	NC	CC	IC	I	I-R
***									
Retail Services									
	Fitness/Sports								
	Fitness center (gyms)	P	P	P	P	P	—	—	—
	<del>Sports membership</del> Recreation Facility, indoor	P <sub>c</sub>	P <sub>c</sub>	P <sub>c</sub>	P	P	<u>E</u>	<u>E</u>	<u>E</u>
	<del>Sports rental</del> Recreation Facility, outdoor	P <sub>c</sub>	P <sub>c</sub>	P <sub>c</sub>	P	P	<u>E</u>	<u>E</u>	<u>E</u>
	<del>Indoor sports club</del>	P <sub>c</sub>	P <sub>c</sub>	P <sub>c</sub>	P	P	—	—	—
	Health/exercise centers (aerobics, gymnastics, etc.)	—	—	—	P	P	—	—	—
***									

Notes: (Pertaining to percentage of retail uses for industrial and industrial commercial zoning. a. pertains to the Industrial District and b. pertains to the Industrial Commercial District.)

a. Only 15 percent of the entire development is permitted as an ancillary use to principal use. For parcels within the Doral Décor Overlay District, see section 68-862.

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b. Only 15 percent of the entire development is permitted. For parcels located within the Doral Décor Overlay District, see section 68-862.

c. Only five percent of the total floor area is permitted. If the property's future land use designation is office and residential, up to ten percent of the floor area may be permitted.

**Section 4. Amendment to Chapter 68 of the City Code.** That Article VI “Industrial Districts” of Chapter 68 of the Code of Ordinances, City of Doral, Florida, is hereby amended to read as follows:

## **Chapter 68 - LAND USES AND ZONING DISTRICTS**

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### **ARTICLE VI. - INDUSTRIAL DISTRICTS**

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#### **DIVISION 2. INDUSTRIAL COMMERCIAL DISTRICT (IC)**

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#### **Sec. 68-785. Permitted uses—Generally.**

(a) *Permitted uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial commercial district (IC).

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(2) Residential uses, subject to the provisions of section 68-862(a).

(3) Professional offices.

(4) Medical office.

(5) Restaurants.

(6) Hotels and motels with a maximum density of 75 units per acre.

(7) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.

(8) Retail and services, only 15 percent of the entire development and could be independent from the principal use.

(9) Retail and services, subject to the provisions of 68-862(b) up to 100 percent of the parcel if located within the district core of the Doral Design District Plan. The district core shall contain no more than ten percent retail and service uses.

(10) Educational facilities.

(11) Trade schools.

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- (12) Religious facilities.
- (13) Day care facilities.
- (14) Warehouses.
- (15) Showrooms.
- (16) Manufacturing, light (see section 52-5 for definitions).
- (17) Places of assembly (banquet halls, private clubs, convention and auditoriums).
- ~~(18) Recreation facilities.~~
- (19) Automotive rental.
- (20) Mini warehouses or self-storage facility.
- (21) Motion picture production studios.
- (22) Parking lots.
- (23) Bars.
- (24) Nightclubs.
- (25) Wine cafes.
- (26) Kennels.
- (27) Banks.
- (28) Brewpubs.
- (29) Vertical indoor farms.

(b) Prohibited uses. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial commercial district (IC):

- (1) Amusement centers.
- (2) Entertainment centers.
- (3) Health/exercise centers.
- ~~(4) Sport facilities.~~
- (5) Schools.

(c) Special exception uses. The following uses may be approved as special exception uses in the district following the special exception process of the Land Development Code:

- (1) Recreation Facility, indoor.
- (2) Recreation Facility, outdoor

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**Sec. 68-786. Same—With special development requirements.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial commercial district (IC):

- (1) Auto dealerships and truck sales for new and/or used vehicles, including ancillary uses such as auto and truck rentals, wholesale distribution and auto repair; only 40 percent of total gross building area is allowed for repair/service bays.
- (2) Auto repair, painting, top and body works pursuant to section 74-148.
- (3) Hotels and motels pursuant to section 74-157.
- (4) Manufacturing, medium (see section 52-5 for definition) pursuant to section 74-158.
- (5) Pharmaceutical storage pursuant to section 74-159.
- (6) Sales rooms and show rooms pursuant to section 74-161.
- (7) Telecommunications hubs pursuant to section 74-162.
- (8) Membership warehouses pursuant to section 74-163.
- (9) Retailing of secondhand items and pawnshops pursuant to section 74-164.
- (10) Micro-brewery pursuant to section 74-168.
- (11) Assisted living facilities pursuant to section 74-147.
- (12) Indoor/Outdoor Recreation Facility, pursuant to section 74-171

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***DIVISION 3. INDUSTRIAL DISTRICT (I)***

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**Sec. 68-820. - Permitted uses—Generally.**

(a) *Permitted uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial district (I).

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(b) *Prohibited uses.* Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial district (I):

- (1) Amusement centers.
- (2) Entertainment centers.

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- (3) Health/exercise centers.
- ~~(4) Sport facilities.~~
- (5) Schools.

**Sec. 68-821. Same—With special development requirements.**

The following uses are permitted in the industrial (I) district, under the special development requirements and/or specified herein. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for these uses permitted in the industrial district (I).

- (1) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.
- (2) Bars pursuant to chapter 74, article IV.
- (3) Nightclubs pursuant to chapter 74, article IV.
- (4) Auto dealerships and truck sales pursuant to section 74-152.
- (5) Auto repair, painting, top and body works pursuant to section 74-148.
- (6) Manufacturing, heavy pursuant to section 74-158.
- (7) Manufacturing, medium pursuant to section 74-158.
- (8) Membership warehouses pursuant to section 74-163.
- (9) Micro-brewery pursuant to section 74-168.
- (10) Noncommercial parking lots pursuant to section 74-169.
- (11) Assisted living facilities pursuant to section 74-147.
- (12) Indoor/Outdoor Recreation Facility, pursuant to section 74-171.

**Sec. 68-822. Special exception uses.**

~~Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74, article VIII, division 6, for special development regulations for adult uses in the industrial district (I).~~

The following uses may be approved as special exception uses in the district following the special exception process of the Land Development Code:

- (1) Recreation Facility, indoor.
- (2) Recreation Facility, outdoor
- (3) Adult Uses pursuant to the special development regulations of chapter 74,

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article VIII, division 6.

(4) Low voltage security electric fence

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#### **DIVISION 4. INDUSTRIAL RESTRICTIVE DISTRICT (I-R)**

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##### **Sec. 68-843. Regulations.**

All regulations in (I-R) district shall be in accordance with industrial zoning district regulations set forth in division 3 of this article with the following exceptions:

- (1) All developments shall comply with the wellfield protection regulations pursuant to chapter 24, division 2 of the Miami-Dade County Code.
- (2) Adult uses are prohibited.
- (3) Kennels are prohibited.
- (4) Petroleum storage and other similar uses are prohibited.
- (5) All uses that may potentially contaminate the ground and may pose threat to the wellfields are prohibited.
- (6) Schools are prohibited.
- (7) Indoor/Outdoor Recreation Facility, pursuant to the supplementary regulations of Section 74-171.

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#### **DIVISION 6. DORAL DÉCOR OVERLAY DISTRICT (DDOD)**

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##### **Sec. 68-861. Authorized land uses.**

(a) *Permitted uses.* This district authorizes uses permitted in the underlying zoning districts except that residential development may be approved subject to the provisions of section 68-862.

(b) *Prohibited land uses.* The following uses are prohibited in the DDOD:

- (1) Educational facilities for grades Pre-K through 12.

(c) *Special exception uses.* The special exception uses permitted in the underlying zoning districts are permitted as special exception uses in this district.

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**Section 5. Amendment to Chapter 74 of the City Code.** That Section 74-171 of the Code of Ordinances, City of Doral, Florida, is hereby created to read as follows:

## **Chapter 74 MISCELLANEOUS AND SUPPLEMENTARY REGULATIONS**

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### **ARTICLE III. SPECIAL SETBACKS AND USES**

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#### **DIVISION 4. SPECIAL DEVELOPMENT REGULATIONS FOR CERTAIN USES**

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##### **Sec. 74-171. Indoor/Outdoor Recreation Facility.**

Indoor/Outdoor Recreation Facilities are subject to the following conditions:

- (1) The site shall not be located adjacent to residential areas.
- (2) Facility shall provide minimum off-street parking as follows:
  - a. One (1) parking space per four (4) fixed seats; if no fixed seating exists, one (1) parking space per thirty (30) square feet of seating area or fractional part thereof, and four (4) spaces per court or one (1) space per one thousand (1,000) square feet of total playing area.
  - b. Office, retail, and restaurant areas in conjunction herewith shall have parking spaces provided consistent with section 77-139(e) "Minimum off-street parking requirements."
  - c. If the facility is used for multiple concurrent functions (e.g., training and events), parking demand must reflect peak anticipated occupancy.
  - d. Shared parking agreements may be allowed under certain conditions.
- (3) The site must be located on a parcel with access to an arterial roadway or expressway.
- (4) All events held at an Indoor/Outdoor Recreation Facility that meet the criteria established under Article II – Special Events of the City Code shall be required to obtain a Special Events Permit, in accordance with the procedures and requirements set forth in that Article.
- (5) Outdoor loudspeakers or amplified sound systems are prohibited.
  - a. *Exemptions.* Special events and outdoor activities for which a permit has been obtained from the city, within such hours and in accordance with such restrictions as may be imposed as conditions for the issuance of the permit. The city manager or the manager's designee, may issue a permit that authorizes a special event in conflict with section chapter 26, article V, of this Code, only where the applicant has met all of the city's requirements for obtaining a permit as prescribed in this section and the

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requirements and guidelines, and the special event cannot be performed in compliance with the applicable noise ordinance. Such a permit must specify the precise manner by which the noise ordinance may be exceeded, by what duration, and at what locations. Such permit authorization may be modified or revoked at the discretion of the manager, or designee, the authorization excessively negatively impacts the surrounding neighborhood. Having a permit shall not relieve the permit holder from compliance with all other applicable local, county, state or federal laws.

(6) Outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(7) Notwithstanding the requirements above, an Indoor Recreation Facility may be permitted in Industrial zoning districts only upon approval of a Special Exception, and only if the site has direct access to a section line road, major roadway, or feeder road that connects directly to one or more of the following designated roads:

- a. Doral Boulevard (NW 36th Street/NW 41<sup>st</sup> Street), NW 58th Street, NW 74th Street, 25th Street (excluding from NW 92th Avenue to 96th Avenue), NW 33th Street, NW 12th Street, NW 79th Avenue, NW 82th Avenue, NW 87th Avenue, NW 97th Avenue, NW 102nd Avenue, NW 107th Avenue, NW 112th Avenue, and NW 114th Avenue.

**Section 6. 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 7. Conflicts.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**Section 8. 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 & COBIELLA, PLLC  
CITY ATTORNEY

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