

RESOLUTION No. 20-88

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO TRANSMIT 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 INCLUDE THE “DOWNTOWN ARTS REUSE DISTRICT” PROVISIONS FOR ALL PROPERTIES DESIGNATED “INDUSTRIAL” IN THE CITY’S FUTURE LAND USE MAP (FLUM), LOCATED NORTH OF DOWNTOWN DORAL WITHIN THE AREA BOUNDED BY NW 87 AVENUE ON THE WEST, NW 58 STREET ON THE NORTH, NW 79 AVENUE ON THE EAST AND NW 54 STREET ON THE SOUTH; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY, THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES, PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on April 26, 2006, the City Council of the City of Doral (the “City”) adopted its Comprehensive Plan consistent with Florida Statutes Chapter 163, Part II; and

WHEREAS, the Comprehensive Plan guides the future economic, social, physical, environmental, and fiscal development of the City; and

WHEREAS, the City should regularly update its Comprehensive Plan to reflect changes in local conditions; and

WHEREAS, the City has experienced significant recent population growth and development including the evolution of the city’s arts and culture into a dynamic city center with office, restaurant, retail, civic and residential uses; and

WHEREAS, the growth of Doral and the Downtown Urban Central Business District, as well as, the desire to have a diverse central city downtown is driving interest in development and adaptive redevelopment of surrounding areas, such as the commercial and industrial area directly to the north; and

WHEREAS, on June 19, 2019, the City Council of the City of Doral via Resolution No. 19-153 adopted the “Adaptive Reuse Study Area Action Plan” with recommendations

and guidance on how to facilitate the transition of the existing heavy industrial and commercial area north of Downtown Doral into an active, diverse and mixed-use neighborhood, without residential encroachment, while preserving the industrial urban design character; and

WHEREAS, the City Council of the City of Doral has expressed a strong interest in the adaptive reuse and enhancement of the industrial area located north of Downtown Doral; and

WHEREAS, City Staff has proposed a Comprehensive Plan text amendment modifying Policy 2.1.2 entitled “Industrial” category to include the “Downtown Arts Reuse District”, consisting of approximately 113 acres, including provisions for all properties designated “Industrial” located within the area bounded by NW 87th Avenue on the west, NW 58th Street on the North, NW 79th Avenue on the east and NW 54th Street on the south, as depicted on “Exhibit A”; and

WHEREAS, the proposed “Downtown Arts Reuse Overlay District” regulations have been developed through City Council and neighborhood involvement and feedback, including a City Council Workshop in August 2019 and the Adaptive Reuse Stakeholder Meeting and Public Workshop in December, 2019; and

WHEREAS, Staff finds that the procedures for reviewing and recommending a proposed comprehensive plan amendment are provided in Section 53-213 of the City’s Land Development Code and that the proposed text amendment to the City’s Comprehensive Plan meets those criteria and standards; and

WHEREAS, on March 18, 2020 the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the text amendment to the City’s Comprehensive Plan as required by state law and local ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:

Section 1. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) a text amendment to the

City's Comprehensive Plan, Future Land Use Element, Policy 2.1.2 entitled "Industrial" category to include the "Downtown Arts Reuse District" provisions for all properties designated "Industrial" located north of Downtown Doral within the area bounded by NW 87th Avenue on the west, NW 58th Street on the north, NW 79th Avenue on the east and NW 54th Street on the south. The Comprehensive Plan of the City of Doral is hereby amended as follows:

Future Land Use Element

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 are 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 Arts Reuse District" area bounded by NW 58th Street on the north, NW 54th Street on the south, NW 79th Avenue on the east, and 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 ratio is nonconforming to the requirements of this 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 this district.

Section 3. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Councilmember Cabral and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 13 DAY OF MAY, 2020.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



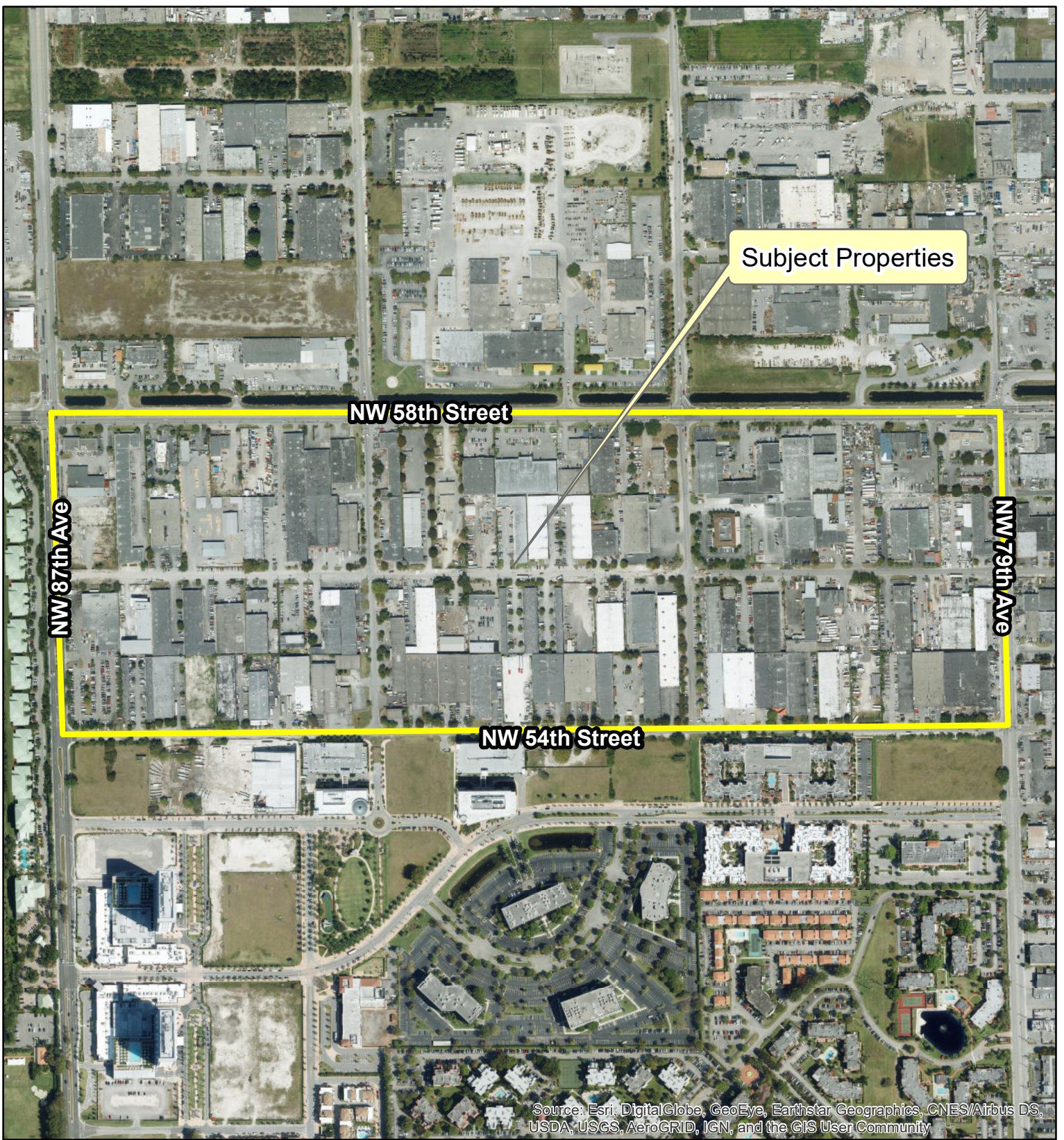
CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”



Subject Properties

NW 58th Street

NW 87th Ave

NW 79th Ave

NW 54th Street

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Doral



Planning & Zoning Department

Aerial Map



Map created by: Janelle Guzman
03/05/2020