

RESOLUTION No. 24-157

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 THE LOCAL GOVERNING BODY, A TEXT AMENDMENT TO THE CITY'S LAND DEVELOPMENT CODE, BY AMENDING CHAPTER 53 "ADMINISTRATION", SECTION 53-128(A) "CATEGORY DEFINITIONS" TO CREATE A NEW DEFINITION; AMENDING SECTION 53-128(B), "USE COMPATIBILITY TABLE", FOR PURPOSES OF INCLUDING A NEW USE CATEGORY ON THE TABLE; AMENDING CHAPTER 68 "LAND USES AND ZONING DISTRICTS", SECTION 68-786, "SAME—WITH SPECIAL DEVELOPMENT REQUIREMENTS" TO INCLUDE LIMITATIONS ON THE NUMBER OF STUDENTS AND HOURS OF OPERATION; AMENDING SECTION 68-820(B) "PROHIBITED USES" TO INCLUDE ACADEMIES AS A PROHIBITED USE IN THE INDUSTRIAL DISTRICT (I); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Florida Statutes, and the City of Doral ("City") Land Development Code ("LDC") Section 2-164, the City's Local Planning Agency ("LPA") has the responsibility to review and make recommendations to the City Council in regard to proposed land development regulations; and

WHEREAS, the Comprehensive Plan and Land Development Regulations of the City of Doral ("City") are intended to maintain public health, safety, and welfare of its residents and to strengthen the City's local government capability to manage growth in a sustainable and resilient manner; and

WHEREAS, the intent and purpose of the industrial commercial district (IC) is to provide for uses with commercial and industrial in nature and that are in close proximity to major roadways; and

WHEREAS, the intent and purpose of the industrial district (I) is to allow for industrial uses in the city, which shall increase the economic activity as being in close

proximity to Miami International Airport and to retain and continue allowing industrial uses in the city; and

WHEREAS, the proposed text amendment seeks to introduce “Academies” as a use category to be permitted with special requirements in the Industrial Commercial (IC) district, and expressly prohibited in the Industrial (I) district; and

WHEREAS, the City’s Planning and Zoning Department has prepared a detailed analysis of the amendments effectuated by this ordinance, and the basis thereof, which is contained in the staff report dated June 12, 2024; and

WHEREAS, after careful review and deliberation staff has determined that the proposed Ordinance is in compliance with the City’s Comprehensive Plan and the City’s LDC; and

WHEREAS, an LPA hearing on the aforementioned Ordinance was duly advertised in the Miami Herald a local newspaper of general circulation in the City of Doral and Miam-Dade County, and of general interest and readership in the community, and said hearing was held on June 12, 2024, at which time the LPA considered the contents of the Ordinance and the comments of all interested parties, and following due deliberation by its members, reached the recommendation set forth below.

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

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. **Decision.** The Local Planning Agency hereby recommends that the proposed text amendment to the City’s Land Development Code as set forth in Ordinance 2024-19 go forward without a recommendation.

Section 3. **Effective Date.** This Resolution will become effective after adoption by the Local Planning Agency.

The foregoing Resolution was offered by Vice Mayor Puig-Corve who moved its adoption. The motion was seconded by Councilmember Porras and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 12 DAY OF JUNE, 2024.



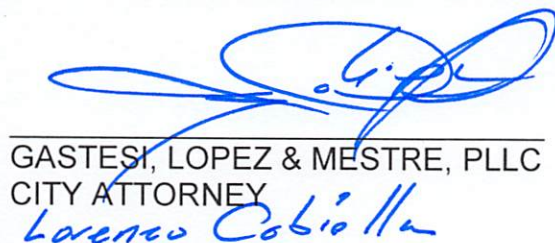
CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



GASTESI, LOPEZ & MESTRE, PLLC
CITY ATTORNEY

Lorenzo Cobiella