

**ORDINANCE No. 2021-39**

**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 “DORAL DÉCOR DISTRICT” (DDD); MODIFYING PERMITTED USES; ELIMINATING RETAIL AND SERVICE PERCENTAGE RESTRICTIONS; AND ESTABLISHING TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS PERMITTED; ELIMINATING THE “COMMUNITY MIXED USE OPPORTUNITY AREA” LAND USE CATEGORY; AUTHORIZING THE TRANSMITTAL OF THE TEXT AMENDMENT ADOPTION PACKAGE TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER REQUIRED GOVERNMENTAL REVIEWING AGENCIES PURSUANT TO THE PROVISIONS OF SECTION 163.3184, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Doral Design District Master Plan was adopted pursuant to Ordinance No. 2010-28; and

**WHEREAS**, the Doral Design District Core Future Land Use Designation was adopted pursuant to Ordinance No. 2012-07; and

**WHEREAS**, the City of Doral (the “City”) adopted land development regulations implementing the Doral Design District Plan and the Doral Design District Core Future Land Use Designation pursuant to Ordinance No. 2012-26; 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 Council passed and adopted Resolution No. 20-190, approving an agreement with Tindale-Oliver and Associates, Inc. to create a Doral Décor

District Action Plan (the “Action Plan”) and develop corresponding Land Development Code and Comprehensive Plan amendments; and

**WHEREAS**, the Doral Décor District (the “District”) is generally bounded by NW 36 Street on the north, NW 25 Street on the south, NW 82 Avenue to the west and SR 826 (Palmetto Expressway) on the east, as graphically depicted in “Exhibit A”; and

**WHEREAS**, on August 2, 2021, the City of Doral staff and Tindale-Oliver & Associates, LLC, conducted City Council and Stakeholder Workshops to identify potential refinements to the City’s Land Development Code and Comprehensive Plan and to develop the Action Plan to better guide the growth of the District; and

**WHEREAS**, based on study conducted and input from the City Council, property owners, business owners, and stakeholders, the City of Doral staff has prepared text amendments to the City’s Comprehensive Plan, Future Land Use Element, Policy 2.1.2 entitled “Doral Décor District” (DDD), to (i) modify permitted uses, eliminate retail and service percentage restrictions, and establish total number of dwelling units permitted, and (ii) to eliminate the Community Mixed Use (CMU Opportunity Area land use category; and

**WHEREAS**, City of Doral staff finds that the procedures for reviewing and recommending on 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 has met those criteria and standards; and

**WHEREAS**, on October 27, 2021, 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; and

**WHEREAS**, on October 27, 2021, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the text amendment to the City's Comprehensive Plan as required by state law and local ordinances; and

**WHEREAS**, the amendment to the text of the City's Comprehensive Plan is subject to Expedited State Review and was transmitted on November 8, 2021, to the Department of Economic Opportunity (DEO) and other reviewing agencies for review prior to consideration by the Mayor and City Council on second reading; and

**WHEREAS**, the Department of Economic Opportunity (DEO) and other reviewing agencies reviewed the text amendment to the City's Comprehensive Plan, offered no comments, and requested the City of Doral to adopt the proposed amendment; and

**WHEREAS**, on March 23, 2022, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the text amendment to the City's Comprehensive Plan as required by state law and local ordinances; and

**WHEREAS**, the Mayor and City Council finds that the adoption of the text amendment to the City's Comprehensive Plan is in the best interest of the health, safety and welfare of the residents of the City of Doral.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL 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. Adoption.** The Mayor and City Council of the City of Doral hereby approve a text amendment to the City’s Comprehensive Plan, Future Land Use Element, Policy 2.1.2 entitled “Doral Décor District” (DDD), to (i) modify permitted uses, eliminate retail and service percentage restrictions, and establish total number of dwelling units permitted, and (ii) to eliminate the Community Mixed Use (CMU Opportunity Area land use category as provided in “Exhibit B,” which is attached hereto and made part thereof.

**Section 3. Authorization to Transmit.** The City Manager or his/her designee is hereby authorized to transmit the text amendment to the City’s Comprehensive Plan to the State Land Planning Agency in the Florida Department of Economic Opportunity 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. Effective Date.** This Ordinance shall be effective immediately upon passage by the City Council on second reading. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the State



Land Planning Agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED on FIRST READING this 27 day of October, 2021.

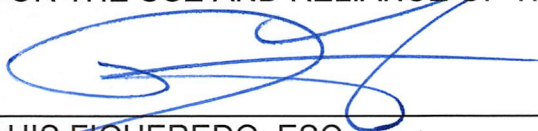
PASSED AND ADOPTED on SECOND READING this 23 day of March, 2022.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

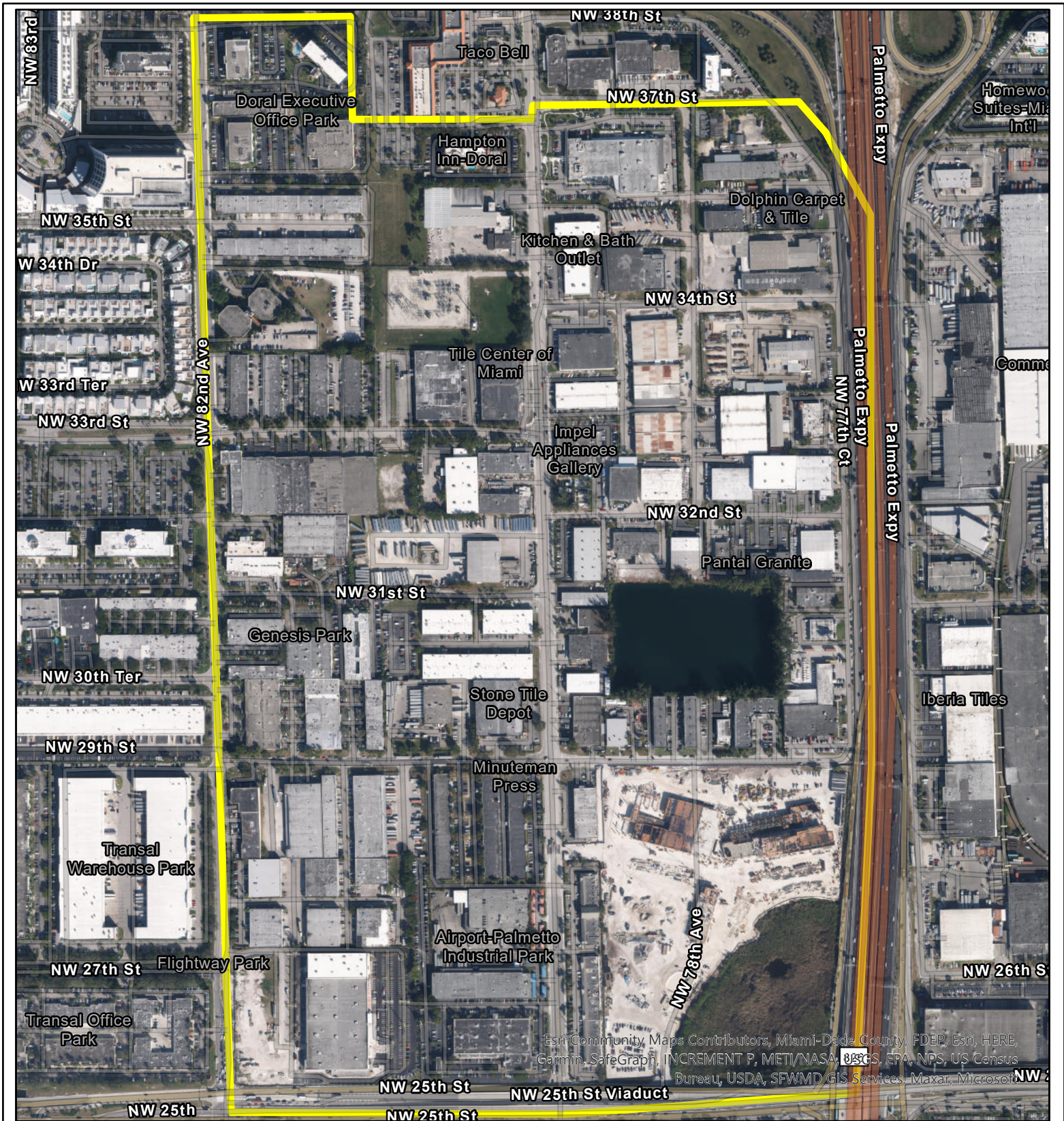
  
\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

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”





Esri, Community Maps Contributors, Miami-Dade County, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, SFWMD GIS Services, Maxar, Microsoft

— Doral Décor District Boundary



**Planning & Zoning Department**  
**Doral Décor District**

**EXHIBIT A**



# EXHIBIT “B”

## II. FUTURE LAND USE ELEMENT

### Goals, Objectives and Policies

**Goal:** Transform Doral’s Future Land Use Plan into a clear and creative visionary blueprint to effectively guide the City’s residents, businesses and civic leaders in the important on-going challenge of shaping Doral into THE premier place to live, work and play in Southeast Florida.

**Objective 2.1: Future Land Use Map**  
Adoption and implementation of the Future Land Use Map (p. 14) and the Element goals, objectives and policies herein as the official and primary standard governing land use, residential density and non-residential intensity in the City of Doral.

*Evaluation Measure #1:* Preparation and adoption of a Low Impact Development Master Plan by 2016.

*Evaluation Measure #2:* Preparation and implementation of the Doral Boulevard Land Use Study by 2017.

*Evaluation Measure #3:* Preparation of Cultural Resources Development Plan by 2018.

**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 2.1.2:** 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.

\* *Estate Density Residential (EDR)* - The residential densities allowed in this category shall not exceed 6 dwelling units per gross acre. This density category is characterized solely by detached

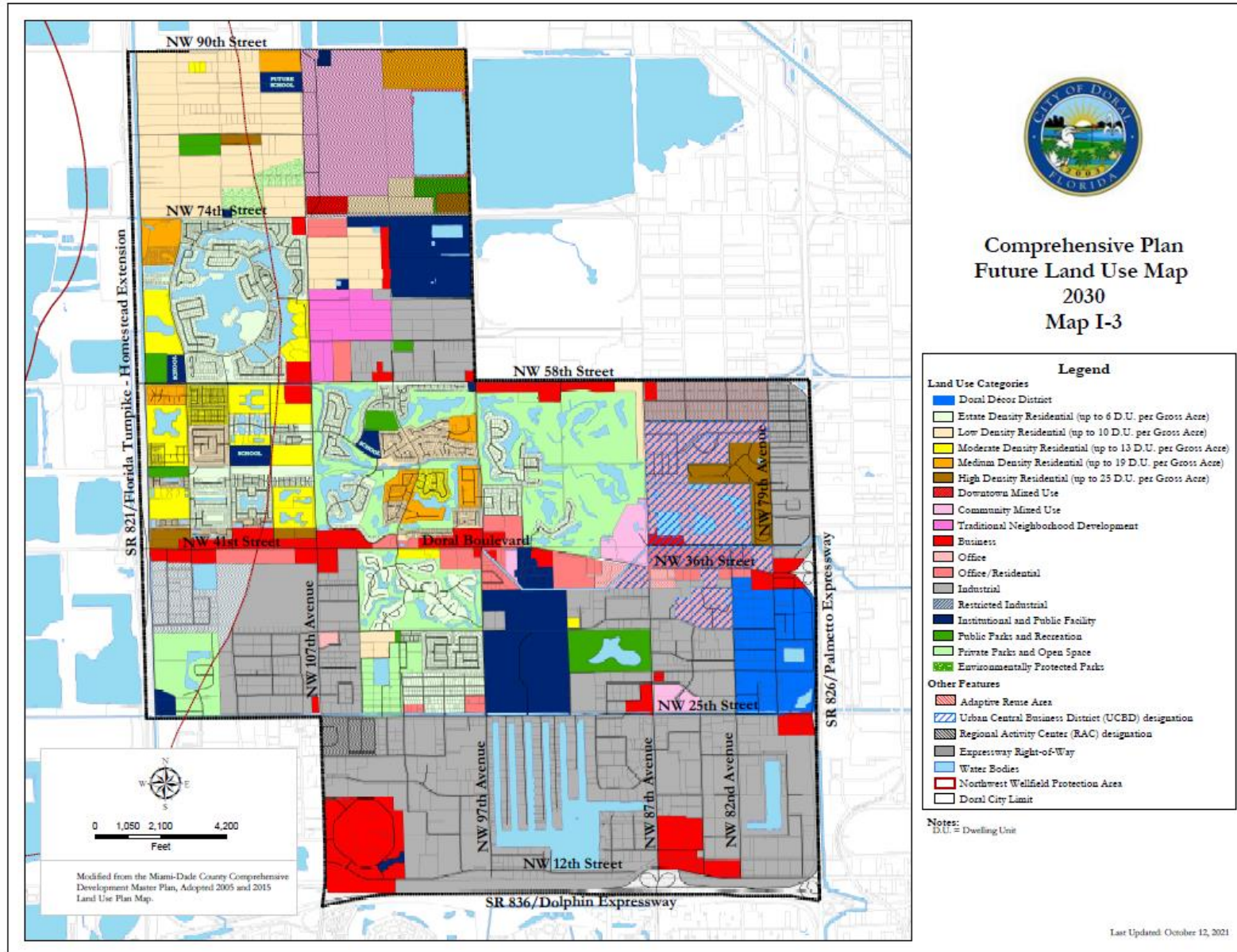
single-family homes on relatively large lots. No attached residential units are allowed in this category. Building height is limited to 2 stories.

\* *Low Density Residential (LDR)* - The residential densities allowed in this category shall not exceed 10 dwelling units per gross acre. This density limit may be exceeded by up to 1 additional unit per acre if a project contains a minimum of 30% detached single-family housing. The LDR category is generally characterized by detached single-family housing, fee-simple townhomes and low-rise condominiums/apartments with extensive surrounding open space or a mixture of both housing types, provided that the maximum gross density is not exceeded. No residential use of any kind is allowed in the 250' wide Low Density area immediately west of the Business land use area along the (theoretical) NW 102<sup>nd</sup> Avenue between (theoretical) NW 73<sup>rd</sup> Street and (theoretical) NW 67<sup>th</sup> Street. Hotel condominiums are allowed on the LDR strip along NW 87<sup>th</sup> Avenue and NW 58<sup>th</sup> Street adjacent to the Doral Resorts Private Parks Open Space (PPOS) parcel. Building height is limited to 3 stories.

\* *Moderate Density Residential (MoDR)* - The residential densities allowed in this category shall not exceed 13 dwelling units per gross acre. This density limit may be exceeded by up to 2 additional units per acre if a project contains a minimum of 20% detached single-family housing. The types of housing typically found in areas designated moderate density include detached single-family homes, townhouses and low-rise condominiums/apartments. Building height is limited to 6 stories.

\* *Medium Density Residential (MeDR)* - The residential densities allowed in this category shall not exceed 19 dwelling units per gross acre. The types of housing typically found in areas designated medium density include low- and mid-rise condominiums/apartments. Building height is limited to 8 stories.

\* *High Density Residential (HDR)* - The residential densities allowed in this category shall not exceed 25 dwelling units per gross acre. The types of housing typically found in areas designated high density include mid- and high-rise condominiums/apartments. Building height is limited to 10 stories.



\* *Downtown Mixed Use (DMU)* - This land use category allows business/retail, office and residential uses. It is limited only to parcels 10 acres or greater in size and is designed to provide for the horizontal and vertical integration of a diversity of urban-oriented uses at the city center. The City Council may consider DMU applications less than 10 acres in size if the property is adjacent to an existing DMU parcel, and located south of NW 58<sup>th</sup> Street, east of NW 87<sup>th</sup> Avenue, north of NW 33<sup>rd</sup> Street and west of NW 79<sup>th</sup> Avenue. A mix of uses are permitted and required for every DMU site. Hotel and related hospitality uses are allowed as part of the commercial mix, which said mix shall include a combination of at least two (2) of the following uses: (i) business/retail; (ii) office use; and (iii) residential use. In terms of location, areas designated as DMU should be within the city center area defined above for parcels less than 10 acres in size. Other DMU sites can be considered west of NW 87<sup>th</sup> Avenue provided they are located at major intersections along Doral Boulevard and meet or exceed the 10-acre size minimum. The conceptual site design and community connectivity plans for DMU sites shall identify strategic locations where vertical mixed use shall occur to facilitate multimodal options. At these locations, retail/commercial service businesses are encouraged to be located on the ground floor with office/residential uses above. This shall not preclude horizontal mixed use development where the conceptual site design and community connectivity plans demonstrate that the functional arrangement of such uses achieves the purpose of the DMU category.

The base density allowed in the DMU category is limited to no more than 25 dwelling units per gross acre and maximum building height is eight (8) stories. All DMU project land use applications must be accompanied by a conceptual site design and community connectivity plan. Additional density up to 35 dwelling units per gross acre and height greater than 8 stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City's Code. A workforce housing density bonus of up to 30% of total units may be granted by the City Council for the provision of at least two-thirds (2/3) of the approved bonus units as workforce housing in compliance with Miami-Dade County Code Chapter 17, Article IX, as amended, or applicable workforce housing regulations adopted by the City in the future. Landscaped open space in DMU must comprise a minimum of 10% of a project site. Floor area ratio (FAR) shall be limited to 0.5 for the first floor and 0.25 for each additional floor above, exclusive of structured parking.



Governmental and non-profit offices, parks, public facilities and recreational facilities are allowed in DMU. All zoning applications seeking to develop or redevelop within this category must be accompanied by a site-specific master development plan showing, at a minimum, the proposed uses, residential density, non-residential intensity, public realm improvements, building mass, internal transportation system, parks and open space, art-in public place typical building street orientation and elevation, and external public connectivity of the proposed development.

\* *Community Mixed Use (CMU)* - The purpose of this multiple use category is to provide a flexible land use palette for high activity nodes north, south and west of Doral's downtown, and at other special locations in the City such as gateways. It allows retail, service, office and residential uses and is limited to parcels 10 acres in size or greater, except for parcels with frontage on Doral Boulevard which can be seven (7) acres or greater in size. A mix of commercial and residential uses are permitted and required for CMU sites. Areas that may be deemed as appropriate by the City Council for the CMU designation and associated CMU projects are within the Community Mixed Use Opportunity Area (CMUOA) depicted on the FLUM. Retail and commercial service businesses and hotels may develop on single-use parcels within a mixed use setting in which no building is a distance of more than 330 feet from another building containing a different single use type or mixed use located on the same side of the street.

The base density allowed in the CMU category is limited to no more than 19 dwelling units per gross acre and maximum building height is 8 stories. Additional density up to 25 dwelling units per gross acre and height up to 10 stories may be granted by the City Council for projects that exhibit creative excellence in exceeding the minimum standards contained in Section 86-83 of the City's Code. A workforce housing density bonus of up to 30% of total units may be granted by the City Council for the provision of at least two-thirds (2/3) of the approved bonus units as workforce housing in compliance with Miami-Dade County Code Chapter 17, as amended, Article IX or applicable workforce housing regulations adopted by the City in the future. Landscaped open space in CMU must comprise a minimum of 15% of a project site. Floor area ratio (FAR) shall be limited to 0.5 for the first floor and 0.25 for each additional floor above, exclusive of structured parking.

Governmental and non-profit offices, parks, public facilities and recreational facilities are allowed in CMU. All zoning applications seeking to develop or redevelop within this category must be

accompanied by a site-specific master development plan showing, at a minimum, the proposed uses, residential density, public realm improvements, internal transportation system, non-residential intensity, building mass, parks and open space, typical street orientation and building elevations, and external connectivity of the proposed development.

\* *Traditional Neighborhood Development (TND)* - The TND concept incorporates a broad mixture of uses, unique design, hierarchy of streets, and focus on pedestrian activity, low scale community support activities, and use of community buildings and open spaces as the focal point of the neighborhood. TND areas mandate the vertical and horizontal integration of uses such as residential, business, office, civic, public facilities, education and childcare, artisan and home occupations. Residential density cannot exceed 18 dwelling units per gross residential acre and all types of housing are allowed, including detached single-family units. Building height is limited to no more than eight (8) stories. The floor area ratio shall not exceed 4.0. A conceptual master development plan is required for zoning approval.

The following criteria must be met in order to achieve the TND land use designation:

1. Site must be under single-ownership, cannot be located adjacent to Estate Density Residential areas and must be comprised of at least 40 contiguous gross acres; and
2. Public parks must be provided on-site equal to at least 50 percent the City’s parks level-of-service standard; and
3. Civic uses, such as meeting halls, schools, day care centers and cultural facilities must comprise at least 2 percent of the developed area; and
4. Business, office and light industrial uses not vertically mixed with residential cannot comprise greater than 50 percent of the gross land area; and
5. Site must have an internal public spine road system and be connected to a minimum of two (2) separate external public roads.

\* *Business (B)* - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial

recreation establishments and university and college facilities. Building height is limited to no more than six (6) stories 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. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102<sup>nd</sup> Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

\* *Office (O)* – This category accommodates corporate, commercial and professional offices, hotels, medical buildings, and entertainment and cultural facilities. Five (5) percent of the floor area of Office parcels may contain retail and services uses. The maximum height allowed in this category is 14 stories 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.

\* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. Building height is limited to no more than eight (8) stories 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.

\* *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.

\* *Restricted Industrial (RI)* - Areas designated “RI” are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24-43(5) of the Miami-Dade County Code, as amended. Building height is limited to no more than four (4) stories 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.

\* *Institutional and Public Facility (IPF)* - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category is limited to no more than six (6) stories 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.

Public and non-profit institutional projects greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

\* *Public Parks and Recreation (PPR)* - This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial,

administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.

\* *Private Parks and Open Space (PPOS)* - The PPOS category identifies private parks and open space areas, including private membership golf courses, cemeteries, and golf-oriented resorts. Privately owned golf courses open to the public are also contained in this category. Golf courses are allowed to have ancillary uses such as clubhouses, pro shops, other recreational facilities, administrative offices, maintenance facilities, meeting rooms, lounge, small gift shop, private restaurant (owner-operated only) and ballrooms. Golf-oriented resorts in this category may also include hospitality facilities reasonably related to the resort use such as health spas and hotel rooms. The floor area ratio for ancillary uses and hospitality facilities shall not exceed 0.25.

\* *Environmentally-Protected Parks (EPP)* - This category includes existing lands that are environmentally sensitive and/or exhibit unique archeological features. All EPP areas shall be managed consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource-enhancing facilities including boardwalks, nature trails, canoe trails and launches, and interpretive facilities may be provided in these areas. The floor area ratio for incidental uses shall not exceed 0.1.

\* *Water Bodies* - Water bodies depicted on the FLUM are not intended for any land use and are not counted toward gross density determinations for adjacent land areas unless they are inland waters wholly owned by the applicant.

~~\* *Community Mixed Use Opportunity Areas* — Parcels depicted as being within a Community Mixed Use Opportunity Area may be an appropriate sites for redesignation to CMU. The Opportunity Areas are not formal land use designations and do not represent a land use change. The current underlying land use designation for the various parcels within these areas applies. The underlying land use designation within a CMU Opportunity Areas may only be changed when the City, on its own initiative, or upon application from the respective property owner(s) applies for an amendment to the Future Land Use Map. Such applications will be considered by the City Council in accordance with the requirements set forth in Chapter 163, Florida Statutes. The City reserves legislative discretion to adopt or deny any such amendments. The fact that a property may be situated within a Community Mixed Use Opportunity Area does not create or establish: (1) any vested rights~~

~~for or to development; or (2) any expectation of a future use of the property.~~

\* *Regional Activity Center (RAC)* - The Foreign Trade Zone (FTZ) site located at the southeast corner of NW 25<sup>th</sup> St. and NW 107<sup>th</sup> Av. and certain lands located in Section 8 (Township 53 South, Range 40 East), as depicted on the adopted FLUM, are hereby designated as “Chapter 380 Regional Activity Centers” pursuant to Chapter 28-24.014(10)(b)2, Florida Administrative Code.

\* *Urban Central Business District (UCBD)* – The downtown core area roughly described as the 120-acre Beacon City Center site located east of NW 87<sup>th</sup> Avenue between NW 54<sup>th</sup> Street and NW 48<sup>th</sup> Street, the 50-acre Ryder Shoma site on Doral Boulevard west of NW 82<sup>nd</sup> Avenue, and the 200-acre Downtown Doral South (formerly known as Doral Resort) site located east of NW 87<sup>th</sup> Avenue between NW 48<sup>th</sup> Street and NW 41<sup>st</sup> Street, and west of NW 82<sup>nd</sup> Avenue between NW 48<sup>th</sup> Street and Doral Boulevard (NW 36/41 Street), as depicted on the adopted FLUM, is hereby designated as “Urban Central Business District” pursuant to Chapter 28-24.014(10)(b)1, Florida Administrative Code.

~~\* *Doral Décor District (DDD)* - This land use category establishes the core area of the Doral Decor District as based on that envisioned and defined in the Doral Design District Master Plan (2010). (adopted August 2010). The Décor District boundary is depicted on the Future Land Use Map. Core is generally bounded by NW 37th Street on the north, NW 25th Street on the south, SR 826 (Palmetto Expressway) on the east, and NW 82nd Avenue to the west. The DDD category allows ~~allows~~ light industrial uses ~~industries~~, manufacturing, operations, ~~warehouses~~, mini-warehouses, offices, showrooms, distribution centers, merchandise marts, banks, tangible sales, utility maintenance yards, utility plants, public facilities, hospitals, medical uses, buildings, hotels, convention facilities, restaurants, banks, cultural facilities, entertainment venues and similar uses. No rock quarrying or its ancillary uses are allowed. Retail and service uses (in addition to the above mentioned uses) designed to serve local businesses and residences within the category may be permitted in the category in an amount not to exceed 10% of the total floor area of the entire category. Residential uses such as ~~comprised of work/live live/work and units, lofts and multi-family units~~ are permitted but are limited by the District-wide maximum of 5 units per gross acre and are required to be located in a building mixed with non-residential uses. The total number of units permitted in this Future Land Use Category is 925 dwelling units. The number of units permitted per project shall be drawn down from this number on a case-by-case basis, determined by criteria established in the Land Development Code. ~~for all District~~~~

~~parcels combined. In addition, no more than 20 units per acre are permitted for any one single parcel. 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 10% of a project site. Each project shall have no more than 20 units per acre. The maximum floor area ratio (FAR) is 4.75. for Décor District parcels will be as per the FAR standards contained in the adopted Doral Design District Master Plan. Structured parking shall not be counted towards the floor area ratio.~~

- Policy 2.1.3:** Ancillary uses and activities such as clubhouses and private restaurants owned by a homeowners' association, neighborhood community centers, small daycare centers, low-impact public facilities and utilities, and parks and recreational facilities are allowed in each residential category above.
- Policy 2.1.4:** All building height restrictions enumerated in the future land use categories within this element are subject to any additional limitations imposed by the flight operations of Miami International Airport (MIA).
- Policy 2.1.5:** Churches are allowed in all land use categories on the FLUM; however, if planned in or near neighborhoods, adverse impacts to the tranquility of the residents around the church and in the surrounding neighborhood must be minimized to the maximum extent possible.
- Policy 2.1.6:** Small-scale public facilities and utilities less than 1 acre in size intended to serve the immediate needs of the residential community may be permitted on compatible sites in all residential land use categories subject to adequate design and buffering as determined by the City
- Policy 2.1.7:** Home occupations may be approved in all residential land use categories as a conditional use provided the activity is secondary and incidental to the primary residential use, maintains a residential appearance, does not adversely impact the surrounding neighborhood and complies with all other applicable criteria contained in the City Land Development Code (LDC).
- Policy 2.1.8:** Congregate living facilities, group homes, foster homes, nursing homes and day care facilities shall be allowed in all residential land use categories provided they are consistent with the LDC. A maximum of 2.5 occupants in these types of facilities shall be considered one (1) dwelling unit for purposes of determining allowable density.
- Policy 2.1.9:** Development of new detached single-family neighborhoods with lots large enough to accommodate growing families are a very high

priority of the City Council in considering future residential development in Doral. All residential land use and zoning applications must make every effort to incorporate significant levels of detached single-family units in their housing mix.

**Policy 2.1.10:** Fully-gated residential communities are discouraged in the City of Doral. Future residential projects must provide a “spine” public road system through the development with multiple connections to separate links of the surrounding public road system.

**Policy 2.1.11:** The city shall deny applications that request a Future Land Use Map amendment from Industrial to any category that permits residential uses ~~There shall be no conversion of Industrial lands to residential, except for special occasions when one or more adjacent parcels are already developed as residential or is designated a future land use category that permits residential uses. 50% or more of the immediate area surrounding the industrial parcel has been developed residential.~~ Only in this case shall the City Council consider a Future Land Use Map change from Industrial to a residential or mixed-use category. ~~the conversion of industrial use to residential. This conversion, if approved, shall require extensive buffering in order to separate the uses and protect the new residential development. This policy shall not apply to the DMU core area bounded by NW 58<sup>th</sup> Street on the north, NW 79<sup>th</sup> Avenue on the east, NW 33<sup>rd</sup> Street on the south and NW 87<sup>th</sup> Avenue on the west.~~

**Policy 2.1.12:** By 2018, develop a Cultural Resources Development Plan which lays out a strategy and implementation program to encourage private developers, non-profit groups, and/or governmental agencies, in partnership with the City where feasible, to build a range of cultural facilities in Doral such as museums, public gardens, art galleries/festivals, amphitheater, indoor theater and cultural center. Consider the creation of an “Arts” District.

**Policy 2.1.13:** Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by dictating compact development, mixed-use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.

**Policy 2.1.14:** Implement the adopted citywide Odor Control Ordinance to regulate the generation of offensive or obnoxious odors by any property owner defining prohibited odors, providing for compliant tracking and event odor testing, and setting standards for nuisance determination.

**Policy 2.1.15:** Transfer of Development Rights (TDRs) from parcels dedicated for public community parks and schools to lands outside of a proposed development may be allowed, provided that any density increase in



receiving parcels is not more than 20% above the density limit of the associated future land use category. Receiving parcels shall be places that are appropriate for extra development because of their proximity to jobs, shopping, schools, transportation, and other urban services, including moderate, medium or high density residential areas as well as lands designated for mixed use development. Specific City Council approval of all such transfers is required. If public funds were used to purchase the park or school, and the purchase price included the development rights, then the development rights shall not be transferred. When a receiving site is located in the Low Density Residential category, the minimum 30% detached single-family housing requirement shall not apply; however, the developer shall make every effort to incorporate significant levels of detached single-family units in their housing mix.

**Policy 2.1.16:** Building height in the new Land Development Code will be calculated using 1 story equal to 10 feet in height to the roof line. Architectural features may be approved up to 20 feet above the roofline by the Planning and Zoning Director.

**Policy 2.1.17:** All lawful existing land uses are deemed to be compatible with this Future Land Use Element provided such uses are in full compliance with their respective valid development orders and approvals, and the use does not cause substantial public harm, as determined by the City Council. In addition, currently valid development orders, development permits and vested rights approvals are also deemed to be compatible with this Future Land Use Element provided they have and maintain valid currency/capacity reservations for all required public facilities, including roadways, and the proposed use will not cause substantial public harm, as determined by the City Council.

**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.

**Policy 2.1.19:** Encourage Miami-Dade County to dedicate the east 40 feet of NW 102nd Avenue (theoretical) along the west edge of the Resource Recovery Facility parcel and install a buffer.

~~**Policy 2.1.20:** All parcels within the Doral Décor District Core must adhere to the development standards in the approved Doral Design District Master Plan.~~

**Policy 2.1.201:** By 2017, prepare a Specific Land Use Plan for Doral Boulevard to put in place the appropriate land use controls to ensure this unique corridor will develop and redevelop in the future as our aesthetically-pleasing and pedestrian-friendly destination Mainstreet. The study must address the proper mix of land use categories and policies to accommodate future building design, sustainability, local traffic, transit, bicycles, street activity, pedestrians and beautification.

**Policy 2.1.212:** Prepare an Economic Development Study by 2017 focusing on emerging industry clusters in the city, such as production studios and other target areas.

**Policy 2.1.223:** By 2018, the City of Doral shall develop and implement the Art- In-Public Places Master Plan.

**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.

*Evaluation Measure #1:* By 2019, prepare a City Design Manual.

**Policy 2.2.1:** Incorporate the recommendations, themes and standards contained in the approved Doral Boulevard Street Beautification Master Plan into the City Code.

~~**Policy 2.2.2:** All future development in Doral must adhere to the Doral City Design Manual due for completion by 2018. In the interim, the highest standards contained in the County's Urban Design Manual and City Code Chapter 86 will be utilized in review of proposed developments.~~

**Policy 2.2.23:** Implement standards designed to provide incentives for the

renovation and construction of Class “A” office space within Doral in the Land Development Code.

**Policy 2.2.34:** Provide for a code enforcement system in the LDC that maintains and enhances the quality standards of the community, and is very responsive to resident and business owner inquiries and needs.

**Policy 2.2.45:** Continue to include appropriate regulations in the LDC to properly address stormwater drainage issues that may be attributed to local topography, flooding frequency, soil and other applicable environmental conditions including minimum design criteria for stormwater management improvements, such as performance standards for maximum lot coverage and on-site retention areas, and ensure implementation through development approvals. In addition, provide for adequate drainage and stormwater management, open space, vehicle parking and safe, convenient on- site traffic flow.

**Policy 2.2.56:** Coordinate regulations for the subdivision of property in Doral with the Miami-Dade County Public Works Department and ensure that proposed subdivisions provide public road interconnections both with existing neighborhoods in the area and opportunities to connect to future adjacent subdivisions.

**Policy 2.2.67:** All townhouse development in Doral must incorporate a fee-simple ownership structure, garages, generous parks and open green space, and a well-landscaped, architecturally-pleasing building facade and streetscape.

**Policy 2.2.78:** Code Enforcement shall regularly investigate any areas that show signs of potential “blight”. Should any “blighted” areas be identified in the future, the City will coordinate with Miami-Dade County on strategies to assist property owners in bringing the area(s) up to minimum standards.

**Policy 2.2.89:** Any development orders approved by the City for property within ½ mile of the County’s Resource Recovery Facility (RRF) boundary shall contain a condition requiring development order applicants, successors and assigns to place in all land and building transaction documents a notice to buyers, users, lessees and renters informing them the subject property is located adjacent to, or near, the RRF and describing the potential unpleasant impacts that could impact the property and submission of a waiver and release of liability.

**Policy 2.2.940:** Amend the Land Development Code to require commercial buildings along major corridors such as Doral Boulevard to adhere to a “build to” frontage line at the right-of-way edge with parking in the rear.

- Policy 2.2.101:** Amend the Land Development Code to require dedication of “beautification easements” along Doral Boulevard consistent with the Doral Boulevard Beautification Master Plan which will also accommodate transit, bikeway and pedestrian facilities.
- Policy 2.2.112:** All site plans shall provide information which commits the applicant to the preservation of specimen trees consistent with Section 24-49.2(11) of the County Code, as amended.
- Policy 2.2.123:** All prohibited plant species shall be removed from the site prior to any development consistent with Section 24-49.9 of the County Code, as amended.
- Policy 2.2.134:** All developed areas shall be maintained to prevent the growth and accumulation of prohibited plant species.