

RESOLUTION No. 20-87

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 AN AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM), TO INCLUDE AND GRAPHICALLY DISPLAY THE “DOWNTOWN ARTS REUSE DISTRICT” OVERLAY BOUNDARIES REFERENCED IN POLICY 2.1.2 ENTITLED “INDUSTRIAL” CATEGORY OF THE FUTURE LAND USE ELEMENT; AUTHORIZING THE TRANSMITTAL OF THE FLUM 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; 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 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, City Staff has prepared a Future Land Use Map (FLUM) amendment to the City’s Comprehensive Plan to include and graphically display the “Downtown Arts Reuse District” overlay boundaries referenced in the Future Land Use Element Section 2.1.2 entitled “Industrial” category; and

WHEREAS, the proposed Future Land Use Map (FLUM) amendment is being submitted concurrently with a proposed Comprehensive Plan text amendment modifying

Policy 2.1.2 entitled “Industrial” category of the Future Land Use Element to include the “Downtown Arts Reuse District” provisions for all properties designated “Industrial” 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; and

WHEREAS, 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 Future Land Use Map amendment has met those criteria and standards; and

WHEREAS, on May 13, 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 Future Land Use Map 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) of a Future Land Use Map amendment to the City’s Comprehensive Plan to include and graphically display the “Downtown Arts Reuse District” overlay boundaries referenced in the Future Land Use Element Section 2.1.2 entitled “Industrial” category as provided in “Exhibit A” which is attached hereto and made part thereof (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).

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:



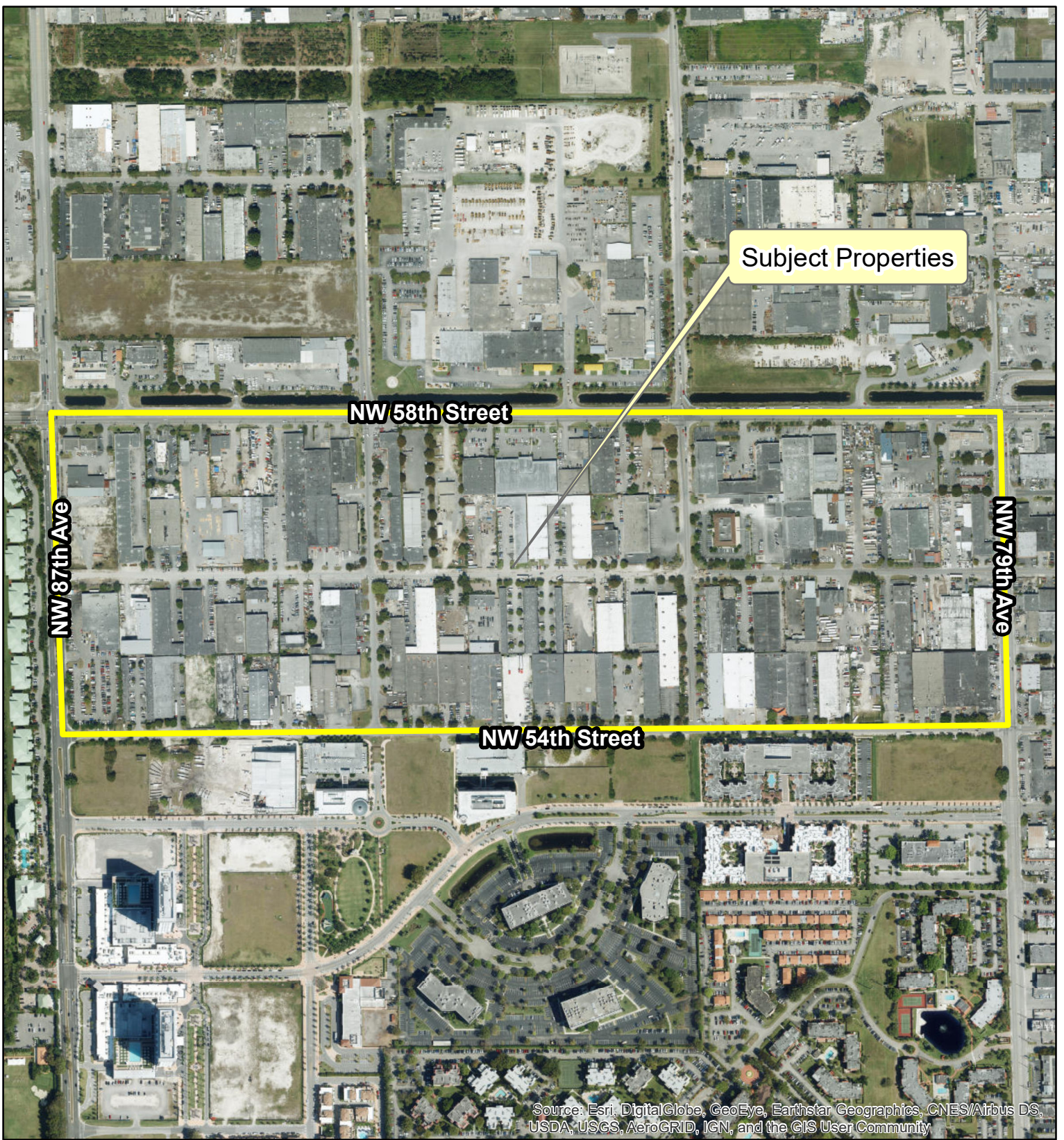
CONNIE DIAZ, MMC
CITY CLERK

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

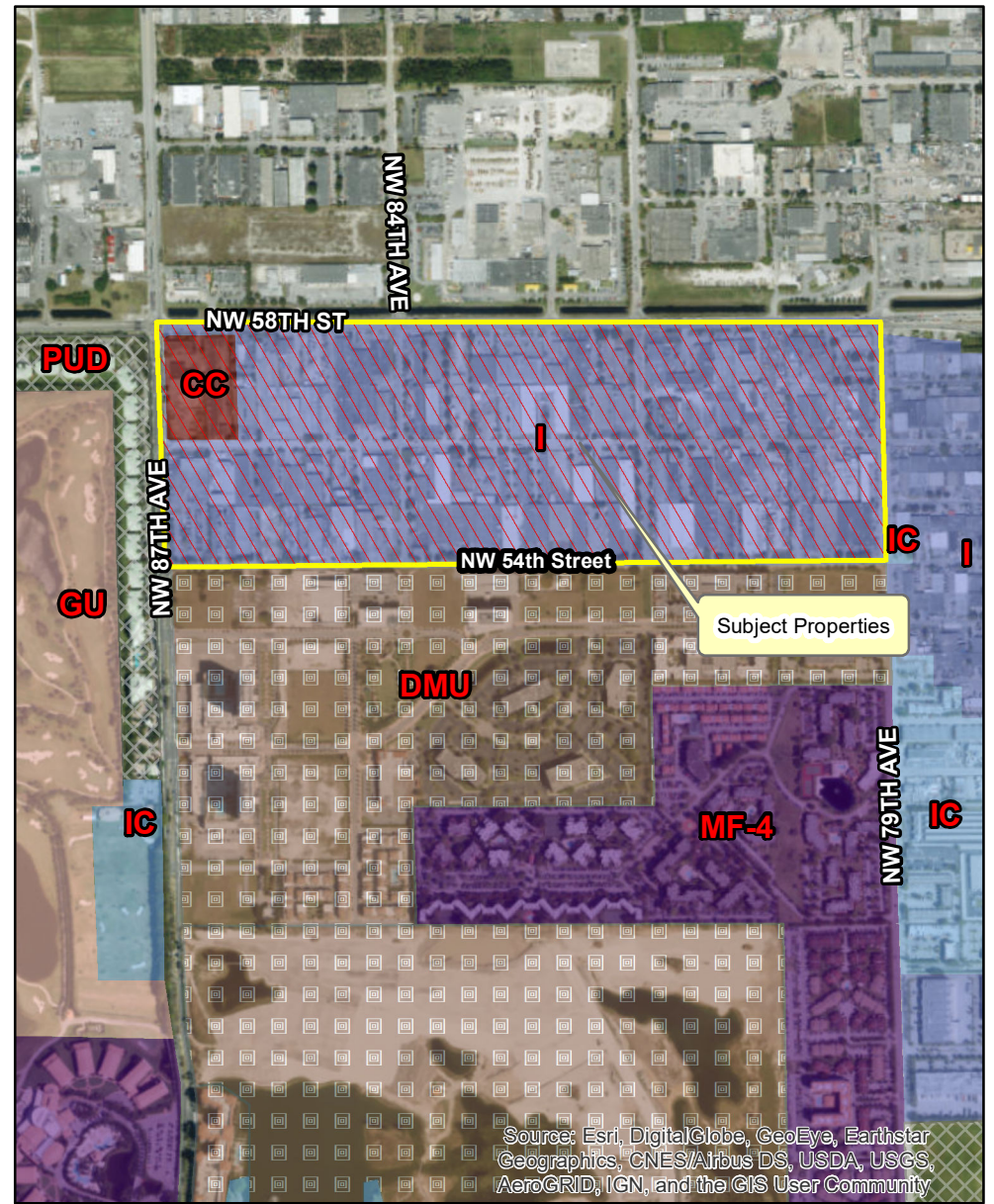
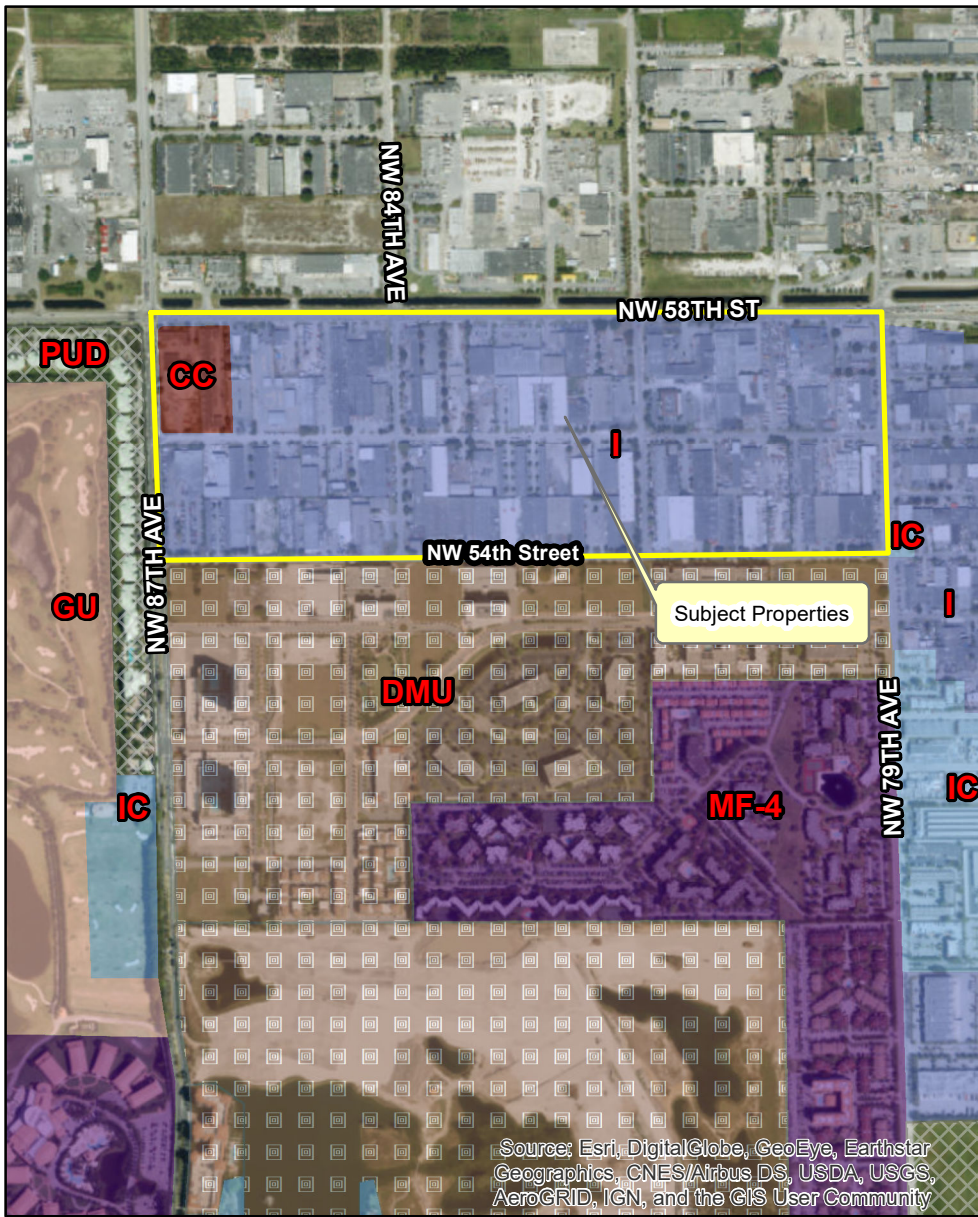










Planning & Zoning Department

Aerial Map



Map created by: Janelle Guzman
03/05/2020



-  Adaptive Reuse Area
-  Multi Family 4 (MF-4)
-  Downtown Mixed Use (DMU)
-  Planned Unit Development (PUD)
-  Corridor Commercial (CC)
-  Industrial Commercial (IC)
-  Industrial (I)
-  General Use (GU)

Current Zoning Overlay

Proposed Zoning Overlay

City of Doral



Planning & Zoning Department
Doral Arts Reuse District Overlay

