

RESOLUTION No. 20-89

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 OFFICIAL ZONING MAP OF THE CITY OF DORAL; DESIGNATING A NEW VOLUNTARY OVERLAY DISTRICT ENTITLED “DORAL ARTS REUSE DISTRICT” LOCATED NORTH OF DOWNTOWN DORAL CONSISTING OF APPROXIMATELY 113 ACRES, 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; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 22, 2007, the City Council of the City of Doral (the “City”) adopted its Land Development Regulations consistent with Section 163.3202, Florida Statutes; and

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

WHEREAS, the growth of the Downtown Urban Central Business District is driving interest in development or 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 prepared a Zoning Map amendment designating a new voluntary Overlay District entitled “Downtown Arts Reuse District” located north of Downtown Doral, consisting of approximately 113 acres; and

WHEREAS, the proposed Zoning Map amendment is being submitted concurrently with a proposed text amendment to the City's Land Development Code, Chapter 68 "Land Uses and Zoning Districts", Article VI "Industrial Districts", creating Division 5, "Downtown Arts Reuse District" to allow for modified requirements with development standards that modify and supplement the existing Industrial District standards and criteria; and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed Zoning Map amendment are provided in Section 53-213 of the City's Land Development Code and that the proposed Zoning Map amendment 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 Official Zoning Map amendment to the City's Land Development Code 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 an amendment to the Official Zoning Map of the City of Doral designating a new voluntary Overlay District entitled "Downtown Arts Reuse District" located north of Downtown Doral, consisting of approximately 113 acres, 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 provided in "Exhibit A" which is attached hereto and made a part thereof.

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 Mariaca 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:



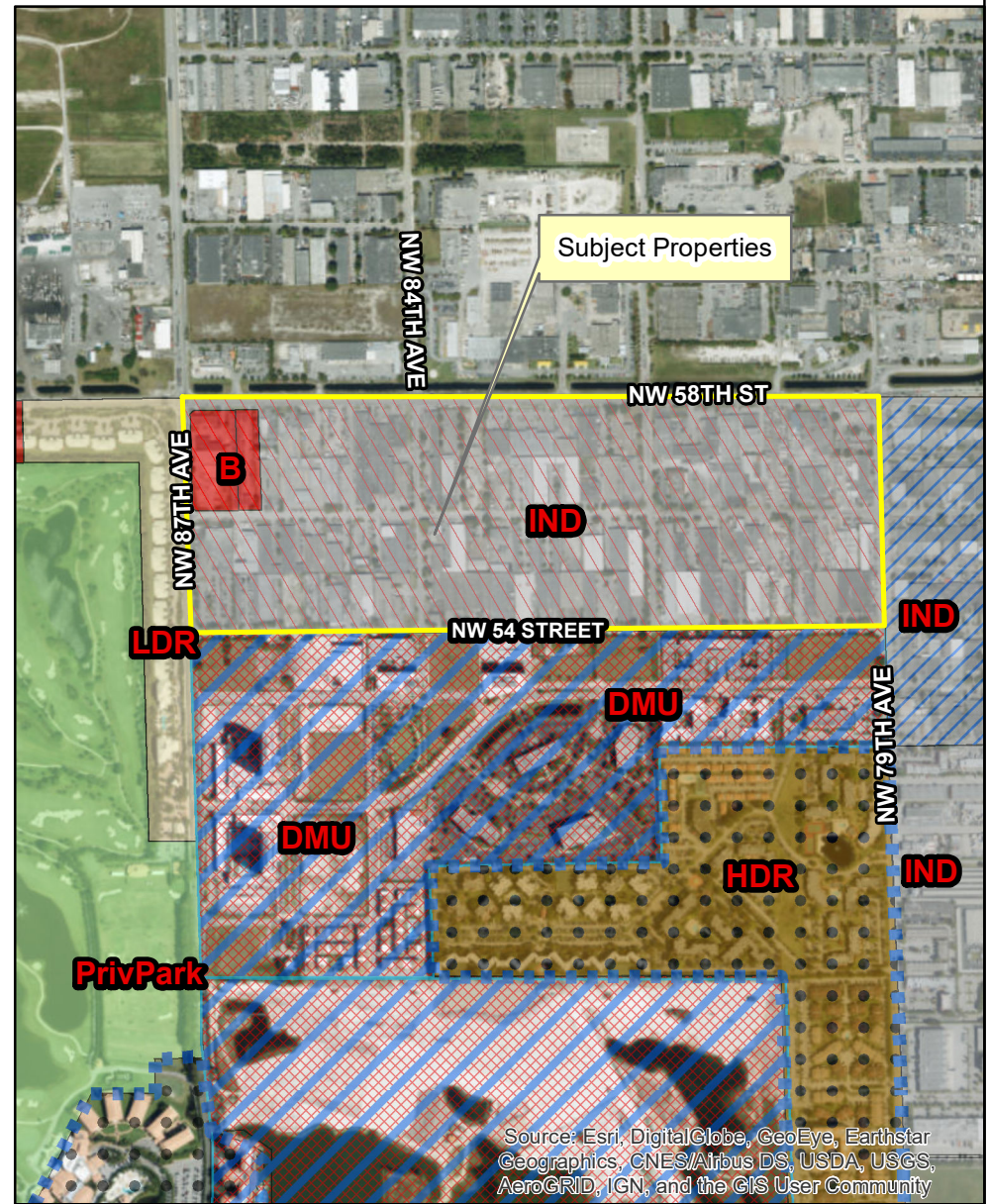
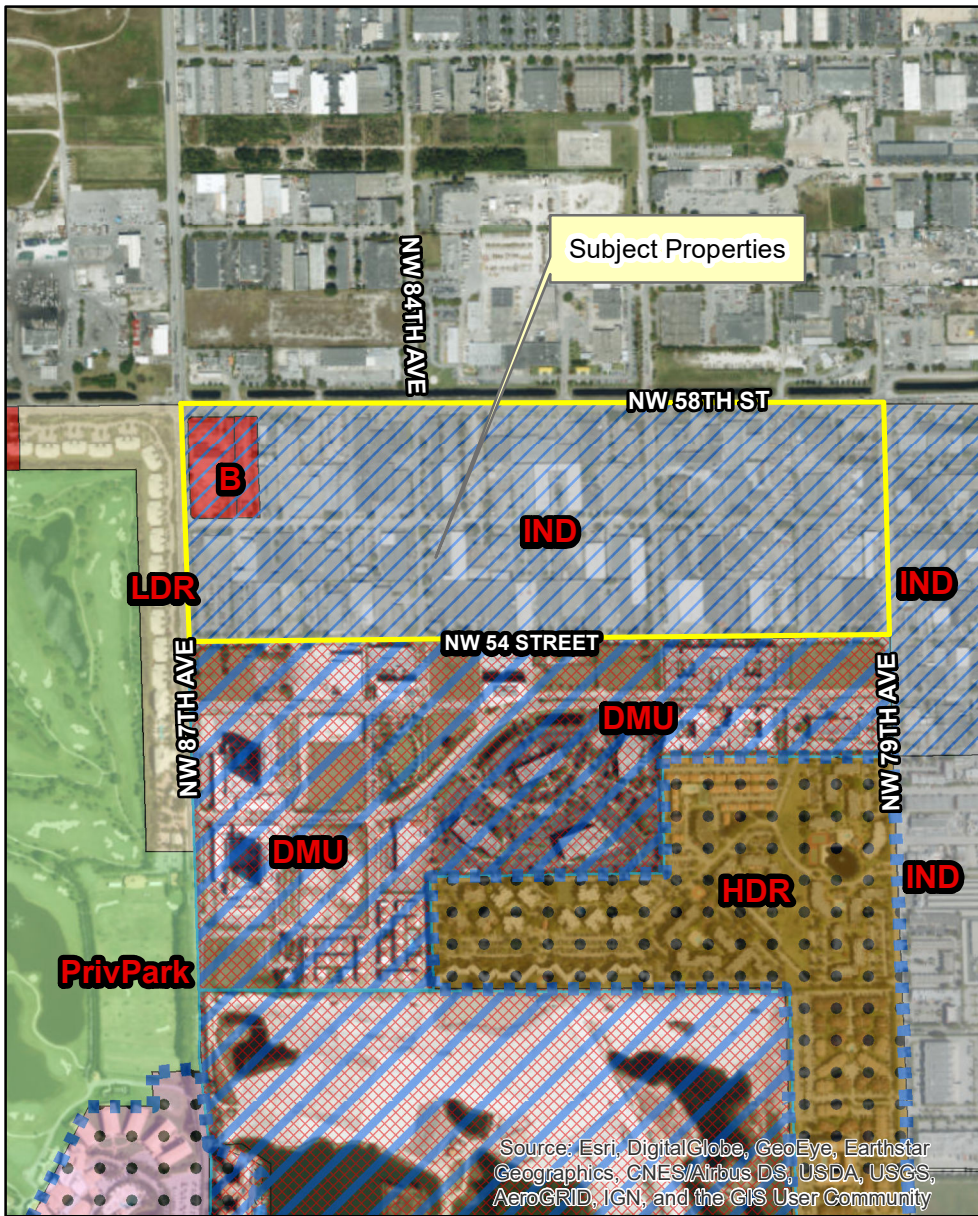
CONNIE DIAZ, MMC
CITY CLERK











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”



- Current FLUM Category**
-  Business (B)
 -  Urban Central Business District
 -  DMU Opportunity Area
 -  CMU Opportunity Area
 -  Downtown Mixed Use (DMU)
 -  High Density Residential (HDR)
 -  Industrial (IND)
 -  Low Density Residential (LDR)
 -  Private Park (PrivPark)
 -  Adaptive Reuse Area

City of Doral



Planning & Zoning Department

2030 Future Land Use Map

Proposed FLUM Overlay Boundary

