

ORDINANCE No. 2021-17

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A TEXT AMENDMENT TO THE CITY OF DORAL LAND DEVELOPMENT CODE, CHAPTER 53, "ADMINISTRATION," ARTICLE II, "PLANNING AND DEVELOPMENT," DIVISION 5, "SUMMARY OF USES AND DEVELOPMENT STANDARDS," MODIFYING SECTION 53-128, "USE COMPATIBILITY TABLE," ELIMINATING SCHOOLS AS A PERMITTED USE WITHIN THE INDUSTRIAL COMMERCIAL DISTRICT (IC), INDUSTRIAL DISTRICT (I), AND INDUSTRIAL RESTRICTIVE DISTRICT (I-R); AMENDING CHAPTER 68, "LAND USES AND ZONING DISTRICTS," ARTICLE VI, "INDUSTRIAL DISTRICT (I)," DIVISION 2, "INDUSTRIAL COMMERCIAL DISTRICT (IC)," DIVISION 3, "INDUSTRIAL DISTRICT (I)," AND DIVISION 4, "INDUSTRIAL RESTRICTIVE DISTRICT (I-R)"; REMOVING PUBLIC SCHOOLS AS A PERMITTED USE; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, since adoption of the City's Land Development Code, schools have been listed as a permitted use in the Industrial Commercial District (IC), Industrial District (I) and Industrial Restricted (I-R) Districts; and

WHEREAS, encroachment of educational uses into industrial areas create conflict with predominantly active industrial uses and pose life safety issues; and

WHEREAS, in order to protect the industrial areas and minimize conflicts between industrial uses and incompatible land uses, the Mayor and City Council on April 28, 2021 held a public hearing at which hearing all interested persons were afforded an opportunity to be heard and a text amendment to the City's Comprehensive Plan eliminating schools as a permitted use from the Industrial and Industrial Restricted future land use categories was approved on first reading; and

WHEREAS, the proposed text amendment to the City's Land Development Code is necessary to ensure consistency with the City's Comprehensive Plan; and

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WHEREAS, on May 19, 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 proposed text amendment to the City's Land Development Code as required by state law and local ordinances; and

WHEREAS, on May 19, 2021, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed text amendment to the City's Land Development Code as required by state law and local ordinances; and

WHEREAS, on June 23, 2021, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed text amendment to the City's Land Development Code as required by state law and local ordinances.

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. Code Amended. The Land Development Code of the City of Doral, Florida is hereby amended to read as follows:

CHAPTER 53 – ADMINISTRATION

ARTICLE II – PLANNING AND DEVELOPMENT

DIVISION 5 – SUMMARY OF USES AND DEVELOPMENT STANDARDS

Sec. 53-128. - Use compatibility table.

(a) *Category definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Auto, truck, and van sales. The term "auto, truck and van sales" means the sale or lease of new or used automobile, trucks or vans to the general public or private entity.

Carwash. The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

Commercial vehicle storage. The parking and storage for a fee of operable, non-disabled, licensed commercial motor vehicles as defined in F.S. § 320.01, construction equipment, agricultural equipment, and incidental temporary parking of operable, non-disabled, licensed passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities).

Educational facility. An institution devoted solely to tutoring and test preparation, vocational or professional education or training, an institution of higher education, a community college, junior college and a four-year college or university.

Hotels. The term "hotel" means a building in which lodging, or boarding and lodging, are provided as the more or less temporary residence of individuals who are lodged therein and in which ingress and egress to and from all rooms are made through an inside lobby supervised by a person in charge at all times. As such, it is open to the public in contradistinction to a boardinghouse, lodging house or an apartment building. Keys to the rooms and mail for the occupant of the hotel are received and generally kept by the attendant at the desk in the lobby. Daily linen service and other normal and customary hotel services shall be offered to the individuals lodged therein. No more than five percent of the individual hotel units shall be occupied for more than six months. Kitchen facilities in individual units may be offered.

Manufacturing. The transformation of materials or substances into new products, including the assembly of component parts, and the production or refining of

goods, materials, or substances into new products, including the assembly of component parts, but not including research and technology production uses.

Medical marijuana treatment center dispensing facilities. Refers to the building or structure where low-THC cannabis or medical cannabis, as well as cannabis delivery devices, are dispensed at retail.

Medical use. Those uses concerned with the diagnosis, treatment, and care of human beings. These include hospitals; dental services; medical services or clinics; nursing, convalescent homes; orphan's homes; rest homes; sanitariums.

Manufacturing, heavy. The term "heavy manufacturing" means the manufacture or compounding process of raw materials. These activities or processes would necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

Manufacturing, light. The term "light manufacturing" means the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing and custom manufacturing.

Manufacturing, medium. The term "medium manufacturing" means the processing and manufacturing of materials or products predominately from extracted or raw materials. These activities may include outdoor assembly and storage of products. Outdoor manufacturing of raw materials into compost, primarily for commercial resale, is a medium manufacturing activity. These activities do not necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.

Professional offices. Office means a use involving a business, profession, service or government activity including laboratories which do not involve retail activities on site.

Religious institution. The term religious institution means a church or house of worship with related facilities such as the following in any combination; rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult daycare, playground, cemetery.

School. An elementary, middle, or high school, and exceptional learning center.

Warehouse. A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment,

(b) The uses for each district are as stated in the following table:

(1) P means permitted use;

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(2) S means permitted with special regulations;

(3) E means special exception use;

(4) (-) means not permitted.

Category	Description	O-1	O-2	O-3	NC	CC	IC	I	I-R
<i>Professional Offices</i>	Accountant	P	P	P	P	P	P	P	P
	Architect	P	P	P	P	P	P	P	P
	Engineer	P	P	P	P	P	P	P	P
	Attorney	P	P	P	P	P	P	P	P
	Consultant	P	P	P	P	P	P	P	P
	Engineer	P	P	P	P	P	P	P	P
	Surveyor	P	P	P	P	P	P	P	P
	Interior designer	P	P	P	P	P	P	P	P
	Paralegal	P	P	P	P	P	P	P	P
<i>Medical</i>	Medical center	P	P	P	—	P	P	P	P
	Rehab centers	P	P	P	—	P	P	P	P
	Hospitals	P	P	P	—	P	P	P	P
	Emergency facilities	P	P	P	—	P	P	P	P
<i>Low Intense Medical</i>	Doctor offices (any practice)	P	P	P	P	P	P	P	P
	Clinic	P	P	P	P	P	P	P	P
	Dialysis center	P	P	P	P	P	P	P	P
	Health testing invasive	P	P	P	P	P	P	P	P
	Health testing noninvasive	P	P	P	P	P	P	P	P
	Home health care provider	P	P	P	P	P	P	P	P
	Home health care agency	P	P	P	P	P	P	P	P
	Massage/physical/occupational therapist center	P	P	P	P	P	P	P	P
	Weight loss center	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
<i>Real estate and mortgage offices</i>	Real estate broker	P	P	P	P	P	P	P	P
	Appraiser	P	P	P	P	P	P	P	P
	Mortgage company	P	P	P	P	P	P	P	P
<i>Auto/Truck/Van Sales</i>	Retail sale	—	—	—	—	S	S	S	S
	Wholesale	—	—	—	—	—	S	S	S
	Export only	—	—	—	—	—	S	S	S
<i>Gas Stations</i>	Gas stations	—	—	—	—	S	S	S	S
<i>Auto/Trucks Storage and Repairs</i>	Body shop	—	—	—	—	—	S	S	S
	General mechanical service	—	—	—	—	—	S	S	S
	Car rental	—	—	—	—	—	S	S	S
<i>Carwash</i>	Inside building	—	—	—	S	P	P	P	P
	Exterior washing	—	—	—	S	P	P	P	P
<i>Educational/Training</i>	Public schools	P	P	P	P	P	P	P	P
	Schools	S	S	S	S	P	P	P	P
	University	S	S	S	S	P	P	P	P
	Tutoring/instructions (up to five students)	S	S	S	S	P	P	P	P
	Trade Schools	S	S	S	S	P	P	P	P

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<i>Commercial Vehicle Storage</i>	Taxis	—	—	—	—	S	S	P	P
	Buses	—	—	—	—	S	S	P	P
	Towing	—	—	—	—	S	S	P	P
	Limousine	—	—	—	—	S	S	P	P
	Parking garage, commercial	P	P	P	—	P	P	P	P
	Parking lots, commercial	P	P	P	—	P	P	P	P
	Parking lots, noncommercial	—	—	—	—	—	—	S	—
<i>Care Facilities</i>	Adult day care center	—	—	—	S	P	P	P	P
	Day care center	—	—	—	S	P	P	P	P
	Assisted living facility	—	—	—	—	—	S	S	S
<i>Religious Institution</i>	<i>Religious facility</i>	P	P	P	P	P	P	P	P
<i>Funeral Services</i>	Embalmer	—	—	—	—	P	P	P	P
	Funeral homes	—	—	—	—	P	P	P	P
<i>Admission facilities</i>	Auditoriums	—	—	—	—	P	P	P	P
	Theatres	—	—	—	—	P	P	P	P
	Museums	—	—	—	—	P	P	P	P
	Art Galleries	—	—	—	—	P	P	P	P
	Film Studios	—	—	—	—	P	P	P	P
<i>Hotels/Motels</i>	Hotels/motels (stand-alone)	P	P	P	S	S	P	P	P
	Hotels/motels (mixed use)	S	S	S	S	S	S	S	S
<i>Eating establishments</i>	Drive-in restaurant	—	—	—	—	P	P	P	P
	Restaurant/cafeteria	S	S	S	P	P	P	P	P
	Restaurant	S	S	S	P	P	P	P	P
	Wine/cafe	S	S	S	S	P	P	P	P
	Wine cafe with retail sale	—	—	—	S	P	P	P	P
<i>Entertainment Establishments</i>	Liquor sales with wine tasting	—	—	—	—	P	P	P	P
	Bars and pubs	S	S	S	E	P	P	P	P
	Night clubs	—	—	—	—	S	P	P	P
	Billiards	—	—	—	S	P	P	P	P
	Bingo hall	—	—	—	—	P	P		
	Banquet hall	S	S	S	P	P	P	P	P
	Brewpubs	—	—	—	S	S	P	P	P
	Micro-brewery	—	—	—	—	S	S	S	S
	Clubs, private	—	—	—	—	—	P	P	P
<i>Warehouse</i>	Freight forwarding	—	—	—	—	—	P	P	P
	Cargo service	—	—	—	—	—	P	P	P
	Custom brokerage	—	—	—	—	—	P	P	P
	Warehouse, membership	—	—	—	—	—	S	S	S
	Miniwarehouse or self-storage facilities	—	—	—	—	S	P	P	—
	Vertical in-door farms	—	—	—	—	—	P	P	P
<i>Manufacturing Uses</i>									
	<i>Light Uses</i>								
	Artisan/Craft Product Manufacturing	—	—	—	—	—	P	P	P
	Audio and video equipment manufacturing	—	—	—	—	—	P	P	P
	Residential uses as a watchman's or caretaker's	—	—	—	—	—	P	P	P

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	quarters in connection with an existing industrial use located on the premises concerned								
	Animal hospitals within soundproof, air-conditioned buildings	—	—	—	—	—	P	P	P
	Bakeries, wholesale only with incidental retail uses	—	—	—	—	—	P	P	P
	Bottling plants	—	—	—	—	—	P	P	P
	Brewery (not farm related)	—	—	—	—	—	P	P	P
	Cold storage warehouses and pre-cooling plants	—	—	—	—	—	P	P	P
	Computer and peripheral manufacturing	—	—	—	—	—	P	P	P
	Concrete, clay or ceramic products, hand manufacture or involving only small mixer	—	—	—	—	—	P	P	P
	Contractors' offices and yards	—	—	—	—	—	P	P	P
	Distillery (not farm related)	—	—	—	—	—	P	P	P
	Dry cleaning and dyeing plants	—	—	—	—	—	P	P	P
	Electric substation	—	—	—	—	—	P	P	P
	Renewable energy development and distribution	—	—	—	—	—	—	P	P
	Engine sales and service, gas, oil, steam, etc.	—	—	—	—	—	P	P	P
	Fertilizer storage	—	—	—	—	—	P	P	P
	Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables	—	—	—	—	—	P	P	P
	Furniture refinishing.	—	—	—	—	—	P	P	P
	Garages (storage mechanical, including trucks, buses, heavy equipment)	—	—	—	—	—	P	P	P
	Glass installations	—	—	—	—	—	P	P	P
	Laboratories, material testing	—	—	—	—	—	P	P	P
	Leather goods manufacturing, excluding tanning	—	—	—	—	—	P	P	P
	Machine shops	—	—	—	—	—	P	P	P
	Marine warehouses	—	—	—	—	—	P	P	P
	Mattress manufacturing and renovating	—	—	—	—	—	P	P	P
	Medical equipment and supplies manufacturing	—	—	—	—	—	P	P	P
	Metalizing processes	—	—	—	—	—	P	P	P
	Milk or ice distributing station from which extensive truck	—	—	—	—	—	P	P	P

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	or wagon deliveries are customarily made								
	Motion picture production studios	—	—	—	—	—	P	P	P
	Oxygen storage and filling of cylinders	—	—	—	—	—	P	P	P
	Pharmaceutical storage	—	—	—	—	—	S	P	P
	Police and fire stations	—	—	—	—	—	P	P	P
	Printing shops	—	—	—	—	—	P	P	P
	Public transportation facility	—	—	—	—	—	P	P	P
	Radio and television transmitting stations and studios	—	—	—	—	—	P	P	P
	Research and technology uses	—	—	—	—	—	P	P	P
	Salesrooms and storage showrooms, wholesale	—	—	—	—	—	S	P	P
	Salesrooms and showrooms	—	—	—	—	—	S	P	P
	Semiconductor and other electronic component manufacturing	—	—	—	—	—	P	P	P
	Ship chandlers	—	—	—	—	—	P	P	P
	Sign painting shops	—	—	—	—	—	P	P	P
	Storage warehouse for food, fodder, etc.	—	—	—	—	—	P	P	P
	Telephone service unit yards	—	—	—	—	—	P	P	P
	Textile, hosiery and weaving mills	—	—	—	—	—	P	P	P
	Tobacco manufacturing	—	—	—	—	—	P	P	P
	Upholstery shops	—	—	—	—	—	P	P	P
	Utility work centers, power and telephone, etc.	—	—	—	—	—	P	P	P
	Vending machine sales and service	—	—	—	—	—	P	P	P
	Warehouses for storage or products in the form sold in a business district	—	—	—	—	—	P	P	P
	Welding supplies	—	—	—	—	—	P	P	P
	Winery (not farm related)	—	—	—	—	—	P	P	P
	<i>Medium Uses</i>								
	Aircraft hangars and repair shops, aircraft assembling and manufacturing	—	—	—	—	—	—	P	P
	Biofuel production	—	—	—	—	—	—	S	S
	Boat or yacht repairing or overhauling, or boat building	—	—	—	—	—	—	P	P
	Cabinet shops	—	—	—	—	—	—	P	P
	Canning factories	—	—	—	—	—	—	P	P
	Fruit packing and fruit preserving	—	—	—	—	—	—	P	P
	Furniture manufacturing	—	—	—	—	—	—	P	P
	Grinding shops	—	—	—	—	—	—	P	P
	Ice manufacturing	—	—	—	—	—	—	P	P

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	Insecticide, mixing, packaging and storage	—	—	—	—	—	—	P	P
	Lumberyards	—	—	—	—	—	—	P	P
	Millwork shops	—	—	—	—	—	—	P	P
	Novelty works	—	—	—	—	—	—	P	P
	Ornamental metal workshops	—	—	—	—	—	—	P	P
	Steel fabrication	—	—	—	—	—	—	S	S
	Taxidermy	—	—	—	—	—	—	S	S
	Telecommunications hubs	—	—	—	—	—	—	S	S
	Welding shops	—	—	—	—	—	—	S	S
	<i>Heavy uses</i>								
	Soap manufacturing, vegetable byproducts only	—	—	—	—	—	—	P	P
	Petroleum products storage tank	—	—	—	—	—	—	S	—
<i>Retail Services</i>									
	<i>Banks</i>								
	Banking facility	P ^c	P ^c	P ^c	P	P	P	P	P
	Drive through	P ^c	P ^c	P ^c	P	P	P	P	P
	Savings and loans	P ^c	P ^c	P ^c	P	P	P	P	P
	Trust companies	P ^c	P ^c	P ^c	P	P	P	P	P
	Cash/check cashing	P ^c	P ^c	P ^c	P	P	P	P	P
	<i>Tangible Sales</i>								
	Retail	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Showroom/office sales	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Wholesale	—	—	—	—	P	P	P ^a	P ^a
	Regional mall	—	—	—	—	P	—	—	—
	Retailing of secondhand items and Pawnshops	—	—	—	—	—	S	—	—
	<i>Fitness/Sports</i>								
	Fitness center (gyms)	P	P	P	P	P	—	—	—
	Sports membership	P ^c	P ^c	P ^c	P	P	—	—	—
	Sports rental	P ^c	P ^c	P ^c	P	P	—	—	—
	Indoor sports club	P ^c	P ^c	P ^c	P	P	—	—	—
	Health/exercise centers (karate, dancing, gymnastics, etc.)	—	—	—	P	P	—	—	—
	<i>Animal Service</i>								
	Pet shop	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Grooming	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Kennel	—	—	—	—	—	P	P	—
	Animal training	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Veterinarian	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Firearms								
	Retail	—	—	—	—	—	P ^b	P ^a	P ^a
	Wholesale	—	—	—	—	—	P ^b	P ^a	P ^a
	Shooting range	—	—	—	—	—	P ^b	P ^a	P ^a
	<i>Beauty Services</i>								
	Barber shop/chair	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Spa	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Beauty salon	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a

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	Nail salon	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Electrolysis	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Body wrap, massage establishments	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Tattoo studio	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	<i>Other Services</i>								
	Caterers	—	—	—	—	—	P	P	P
	Locksmith	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Janitorial	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Cleaning	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Pest control	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Laundry/cleaning plant	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Laundry/cleaning pickup/drop off	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	Laundromat	P ^c	P ^c	P ^c	P	P	P ^b	P ^a	P ^a
	<i>Adult Uses</i>								
	Adult uses	—	—	—	—	—	—	E	—
	<i>Other Uses</i>								
	Low voltage security electric fence	(-)	(-)	(-)	(-)	(-)	E	E	E
	Medical marijuana treatment center dispensing facilities	—	—	—	—	—	—	—	—

Notes: (Pertaining to percentage of retail uses for industrial and industrial commercial zoning. a. pertains to the Industrial District and b. pertains to the Industrial Commercial District.)

a. Only 15 percent of the entire development is permitted as an ancillary use to principal use. Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than ten percent retail and service uses. Refer to section 68-820(6a) calculation methodology and exemptions.

b. Only 15 percent of the entire development is permitted. Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than ten percent retail and service uses. Refer to section 68-785(6a) for calculation methodology and exemptions.

c. Only 5 percent of the total floor area is permitted. If the property's future land use designation is office and residential, up to 10 percent of the floor area may be permitted.

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CHAPTER 68 - LAND USES AND ZONING DISTRICTS

ARTICLE VI. - INDUSTRIAL DISTRICTS

DIVISION 2. - INDUSTRIAL COMMERCIAL DISTRICT (IC)

Sec. 68-784. - Intent and purpose.

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.

Sec. 68-785. - Permitted uses—Generally.

(a) Permitted uses. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial commercial district (IC).

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(2) Residential, maximum 20 units per acre if located within the district core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts.

(3) Professional offices.

(4) Medical office.

(5) Restaurants.

(6) Hotels and motels with a maximum density of 75 units per acre.

(7) Hotels and motels with retail uses integrated into the project, in an amount no less than ten percent of the total project floor area ratio, as calculated in section 74-157, with a maximum density of 95 units per acre.

(8) Retail and services, only 15 percent of the entire development and could be independent from the principal use.

(9) Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The District Core shall contain no more than ten percent retail and service uses.

a. Exceptions:

1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the ten percent retail District Core maximum.

2. In the event that the District Core reaches its ten percent retail and services maximum, retail and services are still permitted on an individual site up to 15 percent of the development.

b. Calculations:

1. Only retail and services uses pursuant to (9) shall be calculated toward the maximum ten percent based on all building square footage within the district core.
2. Retail and services pursuant to (9) shall not be added to the overall building square footage of the district core in which retail and services, pursuant to (9), is calculated.
3. The City's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the district core.
4. Retail and service uses that are located within either a mixed use or commercially zoned property and that fall within the district core, shall not contribute to the overall ten percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.

(10) Educational facilities.

~~(11) Public schools.~~

(11) Trade schools.

(12) Religious facilities.

(13) Day care facilities.

(14) Warehouses.

(15) Showrooms.

(16) Manufacturing, light (see section 52-5 for definitions).

(17) Places of assembly (banquet halls, private clubs, convention and auditoriums).

(18) Recreation facilities.

(19) Automotive rental.

(20) Mini warehouses or self-storage facility.

(21) Motion picture production studios.

(22) Parking lots.

(23) Bars.

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(24) Nightclubs.

(25) Wine cafes.

(26) Kennels.

(27) Banks.

(28) Brewpubs.

(29) Vertical indoor farms.

(b) Prohibited uses. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial commercial district (IC):

(1) Amusement centers.

(2) Entertainment centers.

(3) Health/exercise centers.

(4) Sport facilities.

(5) Schools.

DIVISION 3. - INDUSTRIAL DISTRICT (I)

Sec. 68-819. - Intent and purpose.

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.

Sec. 68-820. - Permitted uses—Generally.

(a) Permitted uses. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial district (I).

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(1a) Residential, maximum 20 units per acre if located within the District Core of the Doral Design District Plan. Residential units may consist of work/live, multi-family condominium/apartment house and lofts.

(2) Professional offices.

(3) Medical offices.

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- (4) Restaurants.
- (5) Hotels and motels with a maximum density of 75 units per acre.
- (6) Retail and services, permitted only as an ancillary use with only 15 percent of the entire development in conjunction with principle uses.
- (6a) Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The district core shall contain no more than ten percent retail and service uses.

a. Exceptions:

- 1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the ten percent retail district core maximum.
- 2. In the event that the District Core reaches its ten percent retail and services maximum, ancillary retail and services are still permitted on an individual site up to 15 percent of the development pursuant to (6).

b. Calculations:

- 1. Only retail and services uses pursuant to (6a) shall be calculated toward the maximum ten percent based on all building square footage within the district core.
- 2. Retail and services pursuant to (6a) shall not be added to the overall building square footage of the district core in which retail and services, pursuant to (6a), is calculated.
- 3. The City's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the district core.
- 4. Retail and service uses that are located within either a mixed use or commercially zoned property and that fall within the district core, shall not contribute to the overall ten percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.

(7) Educational facilities.

~~(8) Public schools.~~

(8) Trade schools.

(9) Religious facilities.

(10) Day care facilities.

(11) Warehouses.

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- (12) Showrooms.
 - (13) Manufacturing, light.
 - (14) Places of assembly (banquet halls, private clubs, convention and auditoriums).
 - (15) Recreation facilities.
 - (16) Automotive rental.
 - (17) Mini warehouses or self-storage facility.
 - (18) Motion picture production studios.
 - (19) Parking lots.
 - (20) Kennels.
 - (21) Banks.
 - (22) Brewpubs.
 - (23) Vertical indoor farms.
- (b) Prohibited uses. Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. In no instance shall the following commercial uses be permitted in the industrial district (I):

- (1) Amusement centers.
- (2) Entertainment centers.
- (3) Health/exercise centers.
- (4) Sport facilities.
- (5) Schools.

DIVISION 4. - INDUSTRIAL RESTRICTIVE DISTRICT (I-R)

Sec. 68-842. - Intent and purpose.

The intent and purpose of the industrial restrictive district (I-R) is to allow for industrial uses in the city with sensitivity to the wellfields located in the city and which shall increase the economic activity as being in close proximity to Miami International Airport.

Sec. 68-843. - Regulations.

All regulations in (I-R) district shall be in accordance with industrial zoning district regulations set forth in division 3 of this article with the following exceptions:

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- (1) All developments shall comply with the wellfield protection regulations pursuant to chapter 24, division 2 of the Miami-Dade County Code.
- (2) Adult uses are prohibited.
- (3) Kennels are prohibited.
- (4) Petroleum storage and other similar uses are prohibited.
- (5) All uses that may potentially contaminate the ground and may pose threat to the wellfields are prohibited.
- (6) Schools are prohibited.

Section 3. Codification. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and made part of the City of Doral Code; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Section” or other appropriate word.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	No
Councilwoman Digna Cabral	Yes
Councilwoman Claudia Mariaca	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED on FIRST READING this 19 day of May, 2021.

PASSED AND ADOPTED on SECOND READING this 23 day of June, 2021.



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

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