

ORDINANCE No. 2022-10

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM GENERAL USE DISTRICT (GU) TO INDUSTRIAL DISTRICT (I) AND INDUSTRIAL RESTRICTIVE DISTRICT (I-R), FOR ±150 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NW 41 STREET AND NW 107 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bridge Point Doral 2700, LLC (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from General Use District (GU) to Industrial District (I) and Industrial Restrictive District (I-R), for ±150 acres generally located at the southwest corner of the intersection of NW 41 Street and NW 107 Avenue, further identified by folio number 35-3030-000-0020, as legally described in "Exhibit A"; and

WHEREAS, on January 20, 2022, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the rezoning application and provide comments to Applicant and city staff; and

WHEREAS, on March 23, 2022, 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 zoning map amendment as required by state law and local ordinances; and

WHEREAS, on March 23, 2022, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

WHEREAS, on April 27, 2022, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the

proposed future land use map amendment as required by state law and local ordinances; and

WHEREAS, City of Doral 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 has met those criteria and standards; and

WHEREAS, the Mayor and City Council finds that the adoption of the zoning map amendment 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. Approval. The City Council of the City of Doral hereby approve an amendment to the City's Official Zoning Map from General Use District (GU) to Industrial District (I) and Industrial Restrictive District (I-R), for ±150 acres generally located at the southwest corner of the intersection of NW 41 Street and NW 107 Avenue, further identified by folio number 35-3030-000-0020, as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. 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 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. 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 Cabrera upon being put to a vote, the vote was as follows:

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

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

PASSED AND ADOPTED on SECOND READING this 27 day of April, 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”

LEGAL DESCRIPTION

THE EAST 3/5 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 55.00 AND THE SOUTH 2,795.85 FEET THEREOF AND FURTHER LESS THE FOLLOWING DESCRIBED TWO PARCELS:

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 12 IN BLOCK 4 OF MIAMI INTERNATIONAL BUSINESS PARK SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 151 AT PAGE 49 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 89°34'41" EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 12, FOR A DISTANCE OF 390.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 88°40'29", FOR AN ARC DISTANCE OF 162.51 FEET TO THE POINT OF TANGENCY WITH THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF NW 112 AVENUE AS SHOWN ON PLAT OF B.I.P. SUBDIVISION RECORDED IN PLAT BOOK 146 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 01°44'50" EAST, ALONG THE LAST DESCRIBED LINE AND PARALLEL WITH THE EAST LINE OF BLOCK 4 OF SAID MIAMI INTERNATIONAL BUSINESS PARK SECTION 2, FOR A DISTANCE 36.79 FEET TO THE NORTHWEST CORNER OF LOT 14 IN BLOCK 1 OF SAID B.I.P. SUBDIVISION; THENCE RUN SOUTH 89°37'00" WEST, ALONG THE NORTH LINE SAID BLOCK 1 BEING ALSO ALONG THE NORTH LINE OF THE SOUTH 2,795.85 FEET OF THE EAST 3/5 OF SAID SECTION 30, FOR A DISTANCE OF 80.02 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF SAID B.I.P. SUBDIVISION; THENCE RUN NORTH 01°44'50" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WEST RIGHT-OF-WAY LINE OF SAID NW 112 AVENUE, FOR A DISTANCE OF 20.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 88°40'29", FOR AN ARC DISTANCE OF 77.38 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°34'41" WEST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 363.78 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF BLOCK 4 OF SAID MIAMI INTERNATIONAL BUSINESS PARK SECTION 2; THENCE RUN NORTH 01°44'50" WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 70.02 FEET TO THE POINT OF BEGINNING.

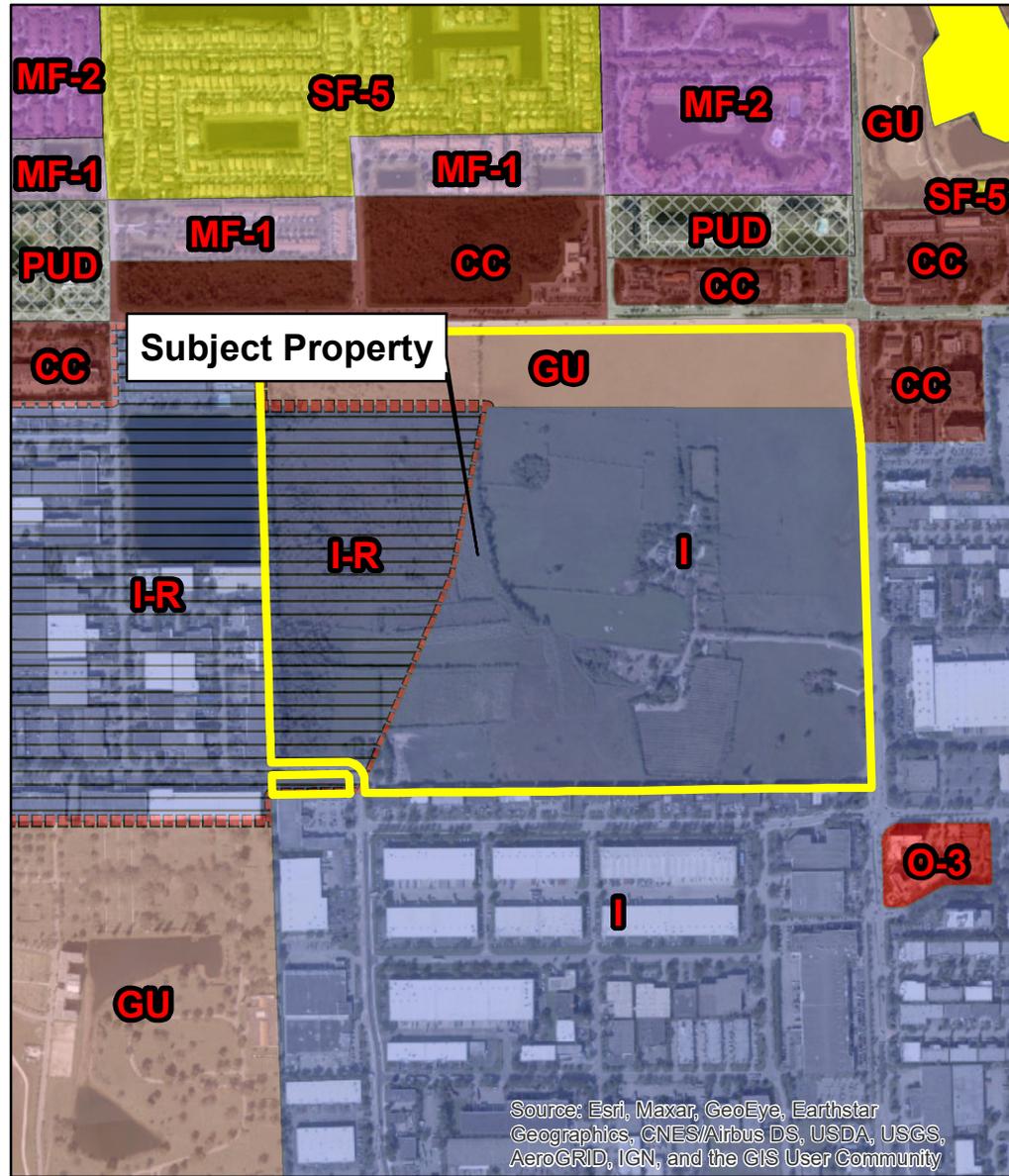
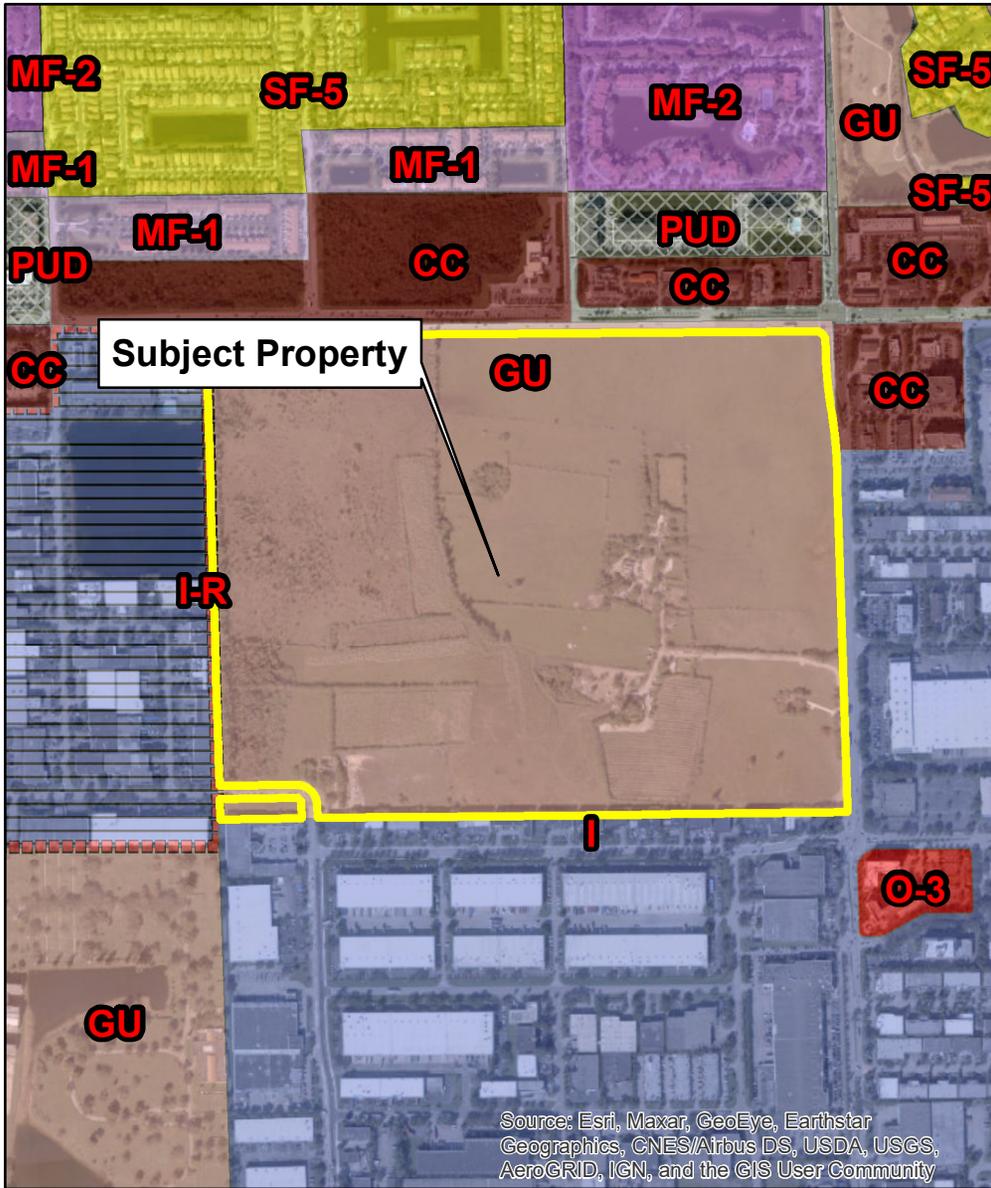
AND

ALL THAT PART OF THE NORTHEAST 1/4 OF SAID SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°44'50" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 699.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHERLY TO NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2,290.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'41", FOR AN ARC DISTANCE OF 278.90 FEET; THENCE RUN NORTH 08°43'31" WEST, ALONG A LINE TANGENT TO THE PREVIOUS DESCRIBED CURVE, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2,290.00 FEET, THROUGH A CENTRAL ANGLE OF 06°58'41", FOR AN ARC DISTANCE OF 278.90 FEET TO THE POINT OF TANGENCY WITH THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 01°44'50" WEST, ALONG THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN NORTHWESTERLY TO WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 88°40'38",

FOR AN ARC DISTANCE OF 69.65 FEET TO THE POINT OF TANGENCY WITH THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 89°34'42" EAST, ALONG THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 30, FOR 83.98 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B”



Legend	Current Zoning	City of Doral	Proposed Re-Zoning	N ↑
	<ul style="list-style-type: none"> Single Family 5 (SF-5) Multi Family 1 (MF-1) Multi Family 2 (MF-2) Office 3 (O-3) Planned Unit Development (PUD) Corridor Commercial (CC) Industrial (I) Industrial Restrictive (I-R) General Use (GU) City Limits 			
	Planning & Zoning Department			
	Zoning Map			
				2/25/2022