

**ORDINANCE No. 2015-17**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING FROM INDUSTRIAL COMMERCIAL (“IC”) TO COMMUNITY MIXED USE (“CMU”) OF 23.58± ACRES FOR THE PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF NW 87 AVENUE SOUTH OF NW 27 STREET, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Ramdev, LLC and Hotel Genpar, Ltd. ("Applicants"), has requested approval of a rezoning of 23.58± acres generally located on the east side of NW 87<sup>th</sup> Avenue south of NW 27<sup>th</sup> Street, Doral, Florida, as legally described in Exhibit “A” (the “Property”), from Industrial Commercial (IC) to Community Mixed Use (CMU), as depicted in Exhibit “B”, both exhibits of which are incorporated herein and made part hereof by this reference; and

**WHEREAS**, on April 14, 2015, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicants and other persons and found that the rezoning is/is not consistent with the Comprehensive Plan; and

**WHEREAS**, the City Council of the City of Doral has conducted duly advertised public hearings upon the rezoning proposed by Ramdev, LLC and Hotel Genpar, Ltd., and has considered all comments received concerning the rezoning as required by state law and local ordinances; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application is/is not consistent with the City’s Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1. Recitals.** The above recitals are true, correct, and incorporated herein by this reference.

**Section 2. Decision.** The rezoning of the property totaling 23.58± acres generally located on the east side of NW 87<sup>th</sup> Avenue south of NW 27<sup>th</sup> Street Doral, Florida from Industrial Commercial (IC) to Community Mixed Use (CMU) is consistent with the City's Land Development Code, and is therefore approved.

**Section 3. Implementation.** The City Manager and City Attorney are hereby authorized to take such additional action as may be necessary to implement the purpose and provisions of this Ordinance.

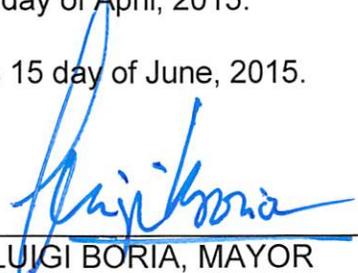
**Section 4. Effective Date.** This Ordinance shall be effective upon adoption of a final non-appealable order approving Ordinance No 2015-16 (the "Comprehensive Plan Amendment Ordinance") if the Comprehensive Plan Amendment Ordinance is not ultimately approved this ordinance shall be void ab initio.

The foregoing Ordinance was offered by Vice Mayor Ruiz, who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on first reading this 14 day of April, 2015.

PASSED AND ADOPTED on second reading this 15 day of June, 2015.



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LUIGI BORIA, MAYOR

ATTEST:



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CONNIE DIAZ, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



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WEISS, SEROTA, HELFMAN, COLE,  
AND BIERMAN, P.A.  
CITY ATTORNEY

# EXHIBIT “A”

## EXHIBIT A

### Intercontinental Village Legal Description

The south 460.00 feet of Tract "A" of Transal Service Park, according to the plat thereof, as recorded in Plat Book 155, at Page 25, of the Public Records of Miami-Dade County, Florida AND the west 60.00 feet of Tract "B", of Transal Service Park, according to the plat thereof, as recorded at Plat Book 155, at Page 25, of the Public Records of Miami-Dade County, Florida.

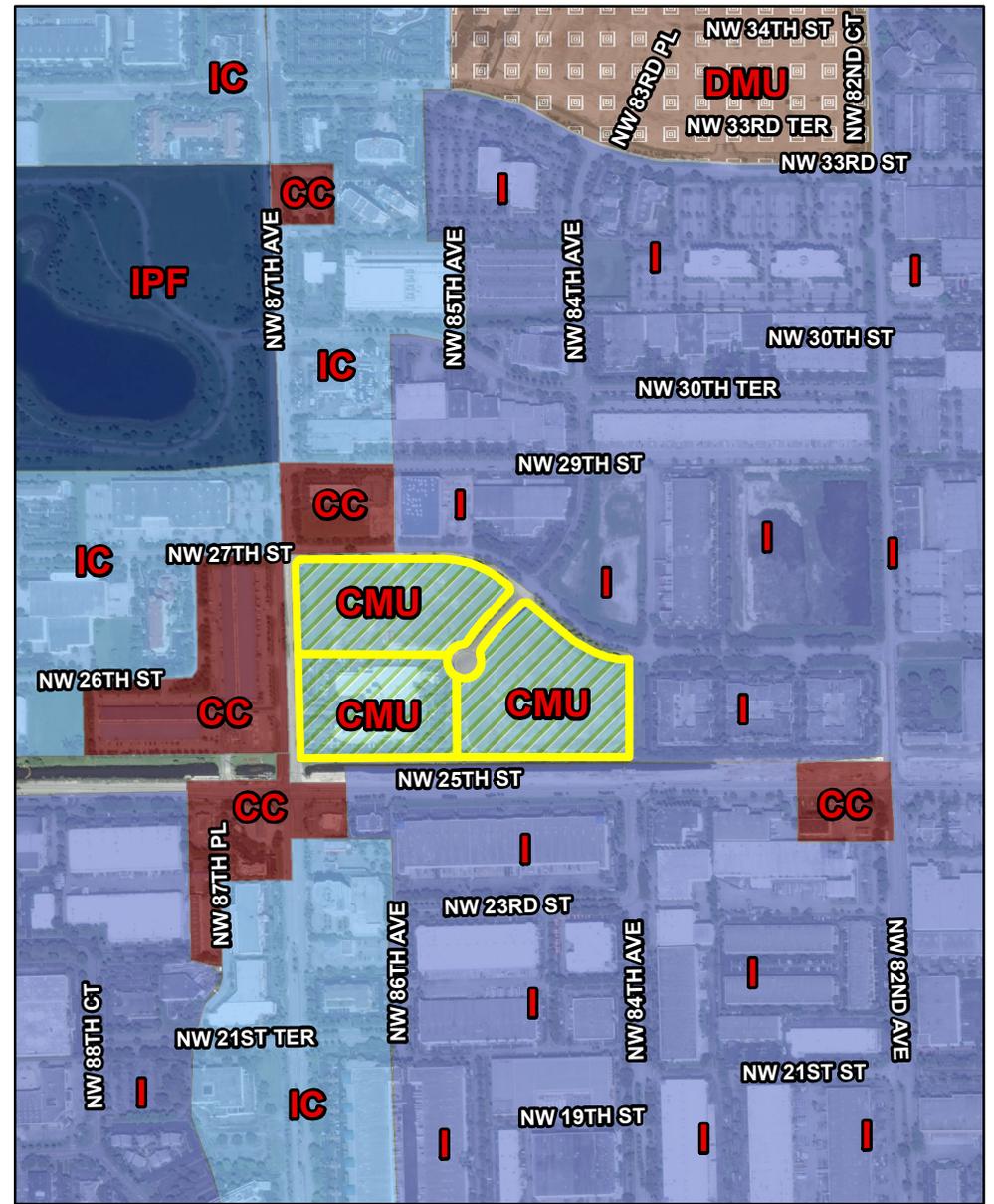
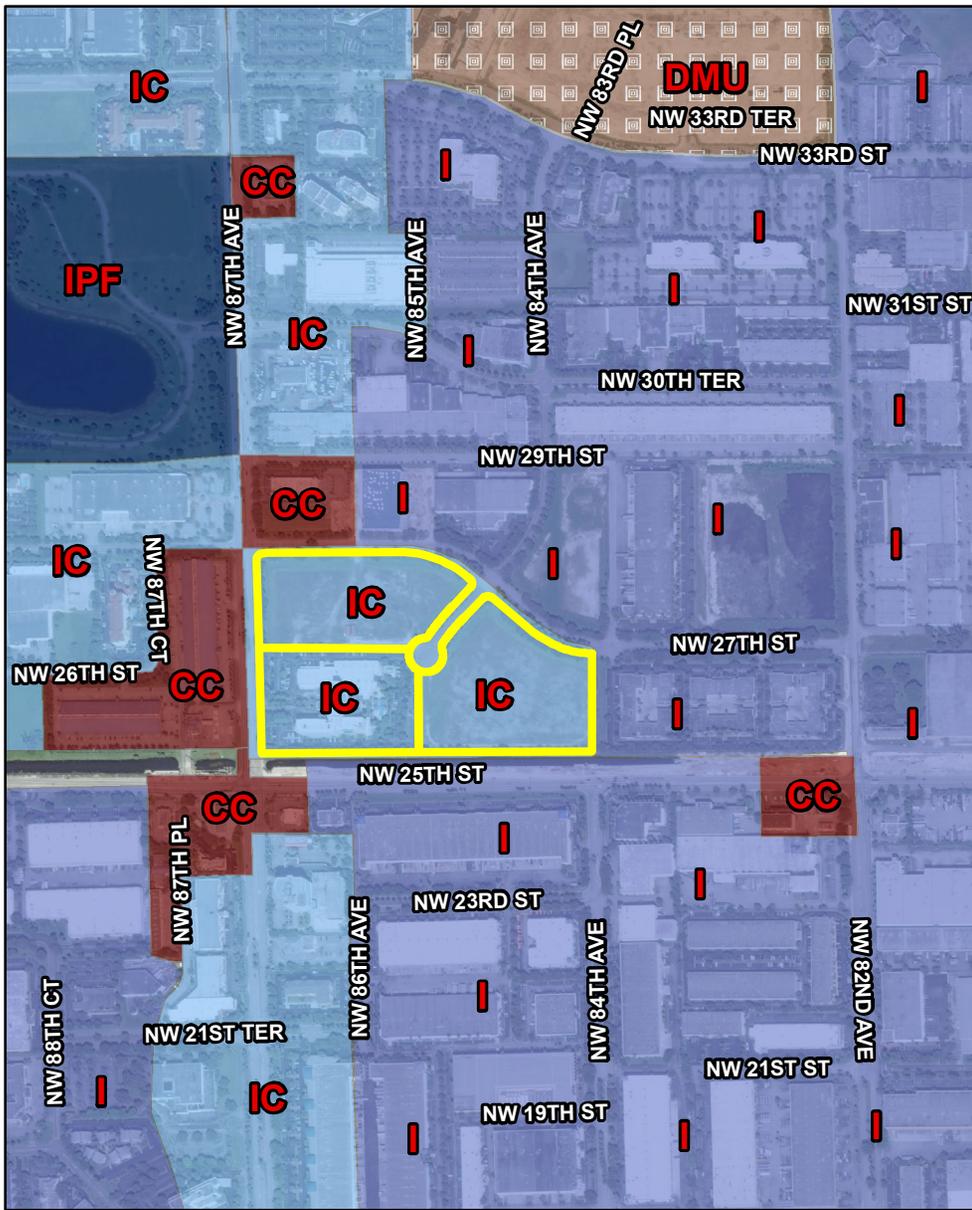
TOGETHER WITH

A PORTION OF TRACT "A" AND TRACT "B" OF "TRANSAL SERVICE PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 155 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT; THENCE N89°41'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOR 55.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 87TH AVENUE; THENCE N01 °44'35"W ALONG SAID RIGHT-OF-WAY LINE FOR 480.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE N01 °44'35"W ALONG SAID RIGHT-OF-WAY LINE FOR 362.33 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE RIGHT; THENCE 79.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°35'37" TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH STREET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID RIGHT-OF-WAY LINE OF NORTHWEST 27TH STREET: N89°51'02"E FOR 581.14 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE RIGHT; THENCE 361.28 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 45°00'00" TO A POINT OF INTERSECTION ON A NON-TANGENT LINE, A

RADIAL LINE TO SAID POINT BEARS N44°51'02"E; THENCE S45°08'58"E FOR 214.26 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT; THENCE 425.69 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 45°10'02"E TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S00°19'00"E FOR 424.86 FEET; THENCE S89°41'00"W FOR 725.13 FEET; THENCE N00°19'00"W FOR 354.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S20°31'30"E; THENCE NORTHWESTERLY 180.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 138°01'40" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N62°29'50"W; THENCE S89°41'00"W FOR 663.76 FEET TO THE POINT OF BEGINNING, CONTAINING 17.87 ACRES, MORE OR LESS.

# EXHIBIT “B”



**Legend**

-  Community Mixed Use (CMU)
-  Downtown Mixed Use (DMU)
-  Corridor Commercial (CC)
-  Industrial Commercial (IC)
-  Industrial (I)
-  Institutional Public Facility (IPF)

**Current Zoning**

**City of Doral**



**Planning & Zoning Department**

**Intercontinental Village  
Zoning Map**

**Proposed Zoning**

