

ORDINANCE No. 2020-13

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DORAL FROM GENERAL USE DISTRICT (GU) TO INDUSTRIAL DISTRICT (I) FOR A ±18.36 ACRE PARCEL GENERALLY LOCATED SOUTH OF NW 66 STREET AND BETWEEN THEORETICAL NW 99 AVENUE AND NW 97 AVENUE, DORAL, FLORIDA; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE

WHEREAS, Kelly Tractor Co. (the "Applicant"), is requesting a rezoning from General Use (GU) to Industrial (I) District for a 18.36 ± acre for the property generally located south of NW 66th street and between theoretical NW 99th avenue and NW 97th Avenue, Doral, Florida, as legally described in Exhibit "A"; and

WHEREAS, on March 5, 2020, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the proposed rezoning and provide comments to City Staff; and

WHEREAS, on July 22, 2020, the City of Doral sitting as the Local Planning Agency (LPA) held a Local Planning Agency (LPA) Meeting and received testimony and evidence related to the application from the Applicant and other persons and recommended going forward without a recommendation to the Local Governing Body (City Council).

WHEREAS, on July 22, 2020 the City Council held a quasi-judicial hearing and received testimony and evidence related to the application from the Applicant and other persons and found that the rezoning is consistent with the Comprehensive Plan and is in the best interest of the residents of Doral; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains data and analysis for the rezoning; and

WHEREAS, the City Council finds that the proposed rezoning is consistent with the City's Comprehensive Plan and Land Development Code, as adopted and supported by staff and the City Council;

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

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Decision. The rezoning of the property totaling 18.36 ± acres generally located south of NW 66th street and between theoretical NW 99th avenue and NW 97th Avenue, Doral, Florida from General Use (GU) to Industrial (I) zoning district, is hereby approved, as depicted in Exhibit “B”.

Section 3. Effective Date. This Ordinance shall become effective upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Councilmember Mariaca 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 Christi Fraga	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED on FIRST READING this 22 day of July, 2020.

PASSED AND ADOPTED on SECOND READING this 26 day of August, 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”

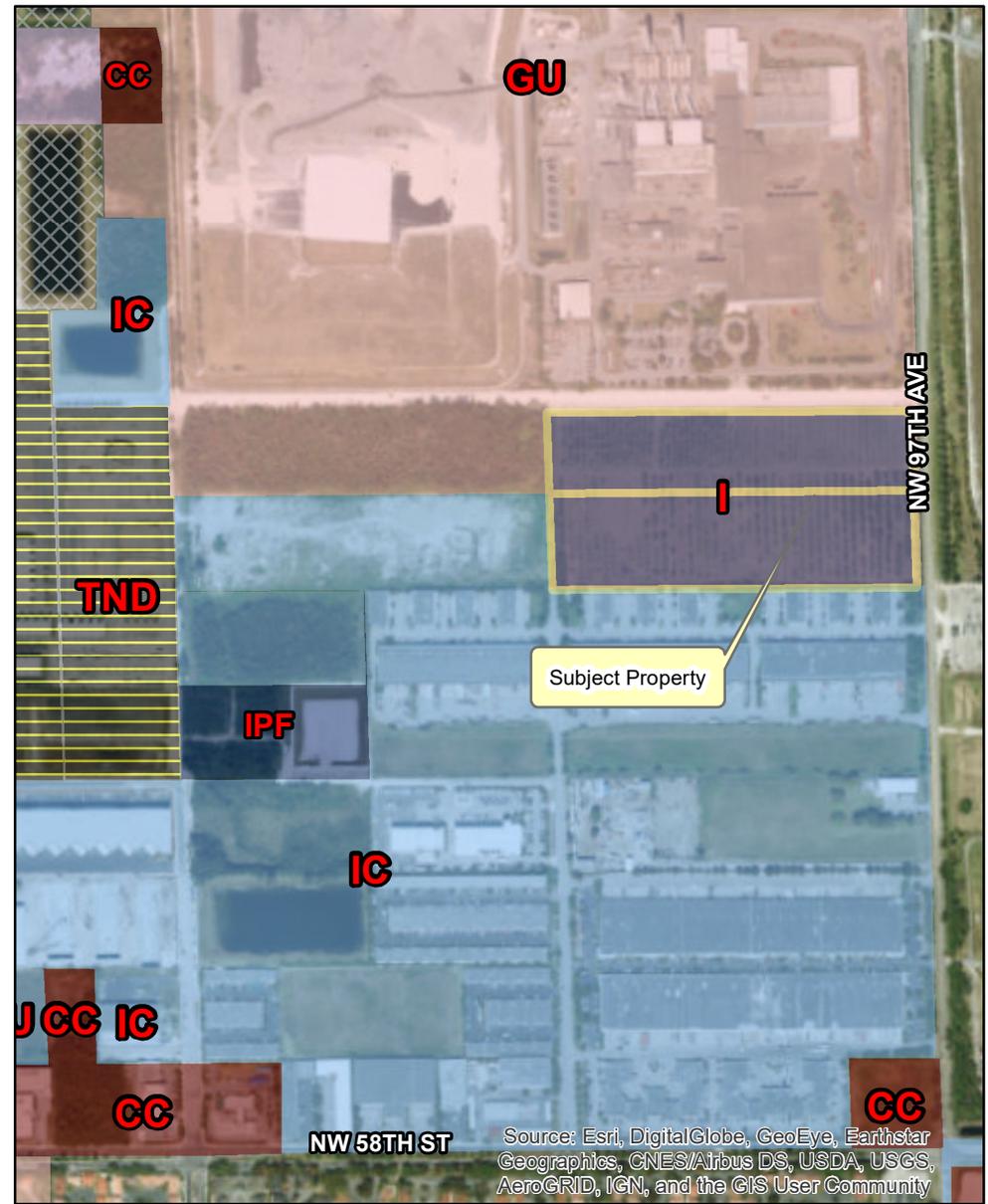
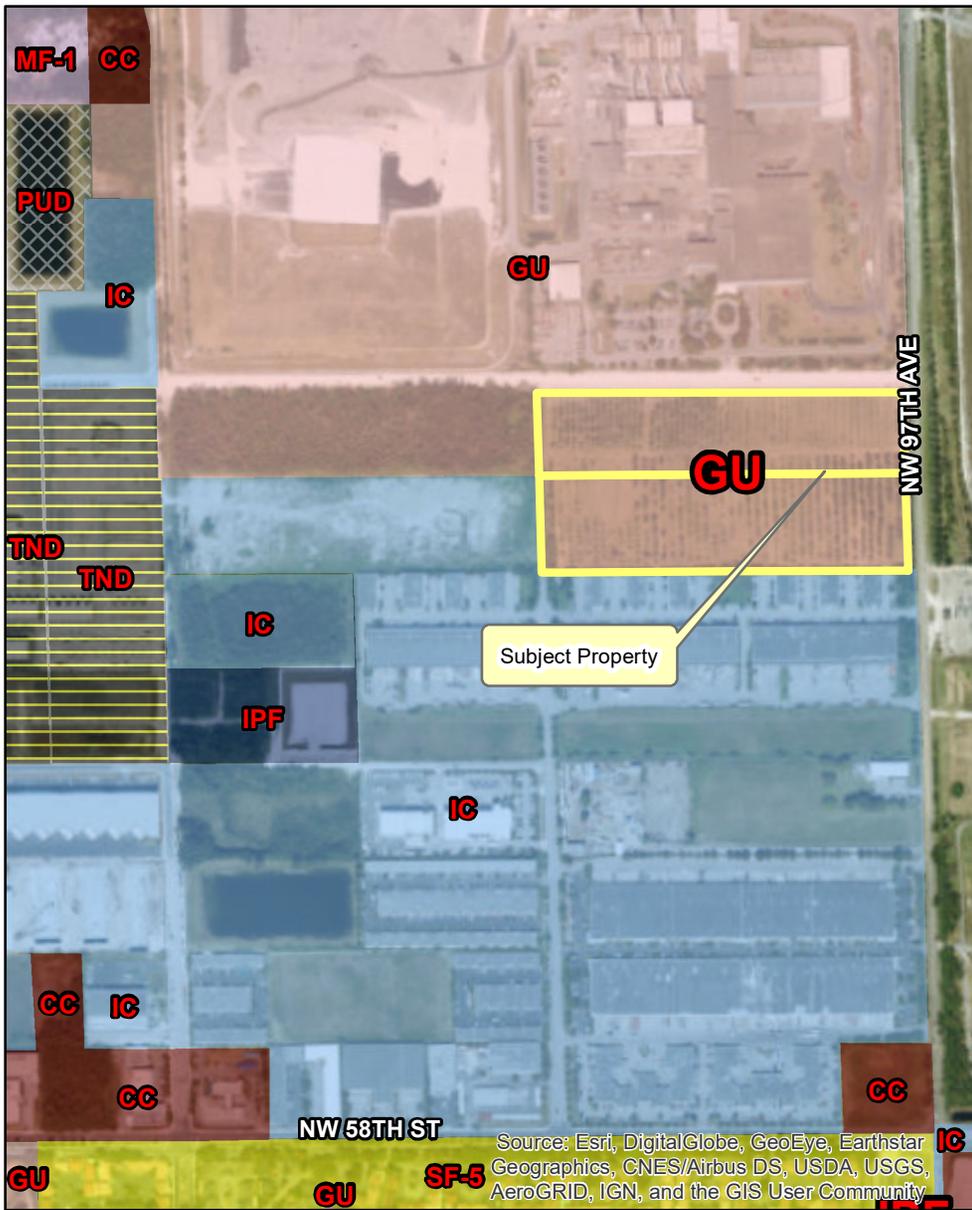
Exhibit A

LEGAL DESCRIPTION

TRACT 49, "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE NORTH 35 FEET AND ALSO LESS THE EAST 40 FEET THEREOF.

TOGETHER WITH:TRACT 50, "FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE EAST 40 FEET THEREOF.

EXHIBIT “B”



- Current Zoning**
- Multi Family 1 (MF-1)
 - Traditional Neighborhood Development (TND)
 - Planned Unit Development (PUD)
 - Corridor Commercial (CC)
 - Industrial Commercial (IC)
 - Industrial (I)
 - Institutional Public Facility (IPF)
 - General Use (GU)
 - Water

City of Doral



Planning & Zoning Department

Kelly Tractor Co. Rezoning

Proposed Zoning



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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