

RESOLUTION No. 24-58

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SPECIAL EXCEPTION APPLICATION TO PERMIT AN AUTOMOBILE DEALERSHIP ON APPROXIMATELY 1.33+/- ACRE PARCEL OF LAND LOCATED AT 10603 NW 12 STREET, IN ACCORDANCE WITH SECTION 74-152(5) OF THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on March 21st, 2018, the Mayor and City Council adopted Ordinance No. 2018-02, Amending Section 74-152 of the City's Land Development Code (LDC) establishing new regulations to permit the sale of new and used automobiles on sites between three-quarters (3/4) and two net acres; and

WHEREAS, Section 74-152(5) of the Land Development Code requires that new and used automobile dealerships located on sites less than two-acres be approved by the governing body through special exception and meet special conditions set forth in Section 74-152 of the City's Land Development Code (LDC); and

WHEREAS, the applicant on behalf of Doral-K, LLC (the "Applicant") a subsidiary of Lithia Motors, Inc ("Lithia Motors"), and 325 Doral, LLC (the "Owner"), as the owner of that certain 1.33 Acres+/- is requesting approval of this special exception to permit an automobile dealership/Doral-K,LLC in a parcel of land located at 10603 NW 12th Street, Doral, Florida 33172/Folio No. 35-3032-008-0125 as legally described in Exhibit A, in accordance with Section 74-152(5) of the Land Development Code; and

WHEREAS, a zoning workshop was held on January 18, 2024, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, on March 20, 2024, the City Council of the City of Doral at a properly advertised public hearing received testimony and evidence related to the proposed special

exception as required by state law and local ordinances, including the analysis prepared by the City's Planning and Zoning Department, contained in the staff report dated March 20, 2024; and

WHEREAS, the Mayor and City Council find that the adoption of this special exception requested by the Doral-K, LLC Doral Court Retail Investments, to Section 74-152(5) of the City's Land Development Code is in the best interest of the residents of the City.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THAT:

Section 1. Recitals The above recitals are true and correct and incorporated herein.

Section 2. Approval / Denial The City Council of the City of Doral hereby approves/denies the special exception request by the Applicant to permit a new and used automobile dealership in a parcel of land located at 10603 NW 12th Street, Doral, Florida 33172, as legally described in Exhibit A, in accordance with Section 74-152(5) of the Land Development Code.

Section 3. Effective Date This Resolution shall become effective upon its passage and adoption by the City Council and is binding on all successors and assigns.

The foregoing Resolution was offered by Vice Mayor Puig-Corve who moved its adoption. The motion was seconded by Councilmember Pineyro and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

PASSED AND ADOPTED this 20 day of March, 2024.



CHRISTI FRAGA, 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:



GREENSPOON MARDER, LLP
INTERIM CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", MIAMI INTERNATIONAL MALL PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117 AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST; THENCE N 01°43'17" W ALONG THE WEST LINE OF SAID SECTION 32, TOWNSHIP 53 SOUTH, RANGE 40 EAST FOR 1,031.10 FEET; THENCE N 88°16'43" E AT RIGHT ANGLES TO THE PREVIOUSLY DESCRIBED COURSE FOR 89.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 107TH AVENUE; THENCE N 89°59'56" E FOR 182.03 FEET; THENCE N 55°59'56" E FOR 48.11 FEET; THENCE S 34°00'04" E FOR 40.01 FEET; THENCE S 45°00'04" E FOR 289.61 FEET; THENCE S 60°00'04" E FOR 50.10 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S 60°00'04" E FOR 180.58 FEET; THENCE S 45°00'04" E FOR 70.85 FEET; THENCE S 00°00'04" E FOR 14.14 FEET; THENCE S 44°59'56" W FOR 113.60 FEET; THENCE S 34°20'55" W FOR 20.00 FEET; THENCE S 79°20'55" W FOR 106.89 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTH THROUGH A CENTRAL ANGLE OF S 16°07'09" W; THENCE NORTHWESTERLY ALONG A 994.93 FOOT RADIUS CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°01'59" FOR AN ARC DISTANCE OF 191.59 FEET; THENCE N 16°08'15" E FOR 28.41 FEET; THENCE N 45°00'00" E FOR 200.89 FEET; THENCE N 30°00'00" E FOR 36.08 FEET TO THE POINT OF BEGINNING.

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