

ORDINANCE No. 2023-11

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION FROM OFFICE AND RESIDENTIAL (OR) TO BUSINESS (B) FOR ±5.8935 ACRES GENERALLY LOCATED EAST OF THEORETICAL NW 109 AVENUE AND SOUTH OF NW 41 STREET; AND FROM OFFICE AND RESIDENTIAL (OR) TO PRIVATE PARKS AND OPEN SPACE (PPOS) FOR ±16.0994 ACRES GENERALLY LOCATED SOUTH OF NW 41 STREET BETWEEN THEORETICAL NW 109 AVENUE AND THEORETICAL NW 113 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bridge Point Doral 2700 LLC, (the "Applicant") is seeking a small-scale land use amendment (the "Application") the Future Land Use Map ("FLUM") from Office and Residential (OR) to Business (B) for ±5.8935 acres generally located east of theoretical NW 109 Avenue and south of NW 41 Street, and from Office and Residential (OR) to Private Parks and Open Space (PPOS) for ±16.0994 acres generally located south of NW 41 Street between theoretical NW 109 Avenue and theoretical NW 113 Avenue, further identified by a portion of folio number 35-3030-000-0020, as legally described in "Exhibit A"; and

WHEREAS, the proposed FLUM amendment is being submitted concurrently with a zoning map amendment from "General Use" District (GU) to "Corridor Commercial" (CC) District, as well as from "General Use" (GU) to "Private Parks and Recreation" (PPR); and

WHEREAS, on January 12, 2023, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the proposed FLUM amendment and provided comments to Applicant and City staff; and

WHEREAS, on April 26, 2023, 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 Application, and the proposed FLUM amendment as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, on April 26, 2023, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed FLUM amendment as required by state law and local ordinances; and

WHEREAS, on May 24, 2023, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed FLUM amendment as required by state law and local ordinances; and

WHEREAS, after careful review of the application, City staff finds that the Application is in compliance with the City's Comprehensive Plan and consistent with Section 163.3184, Florida Statutes; and

WHEREAS, the Mayor and City Council finds that the adoption of the proposed FLUM amendment is consistent with the City's Comprehensive Plan, and 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, FLORIDA 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 Mayor and City Council of the City of Doral hereby approve the amendment to the City's Comprehensive Plan Future Land Use Map, to

change the land use designation from Office and Residential (OR) to Business (B) for ±5.8935 acres generally located east of theoretical NW 109 Avenue and south of NW 41 Street and from Office and Residential (OR) to Private Parks and Open Space (PPOS) for ±16.0994 acres generally located south of NW 41 Street between theoretical NW 109 Avenue and theoretical NW 113 Avenue, 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 Cabral upon being put to a vote, the vote was as follows:

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

PASSED AND ADOPTED on FIRST READING this 26 day of April, 2023.

PASSED AND ADOPTED on SECOND READING this 24 day of May, 2023.



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:



VALERIE VICENTE, ESQ. for
NABORS, GIBLIN & NICKERSON, P.A.
CITY ATTORNEY

EXHIBIT “A”

EXHIBIT B TO LETTER OF INTENT

SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED BUSINESS LAND USE / COMMERCIAL CORRIDOR ZONING PARCEL AT BRIDGE POINT DORAL

LEGAL DESCRIPTION:

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 01°46'58" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FOR 55.02 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°34'32" EAST, ALONG SAID PARALLEL LINE, 1337.07 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°34'32" EAST ALONG SAID PARALLEL LINE 647.18 FEET; THENCE SOUTH 01°27'45" EAST 398.92 FEET; THENCE NORTH 89°39'39" WEST 654.48 FEET; THENCE NORTH 00°25'20" WEST 390.13 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 256,719 SQUARE FEET (5.8935 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30-53-40 BEING N89°34'40"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 70296A

DATE: 8/17/22; REVISED 11/11/22

BUSINESS LAND USE PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F Pulice

Digitally signed by John F Pulice

Date: 2022.11.14 09:21:27

-05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

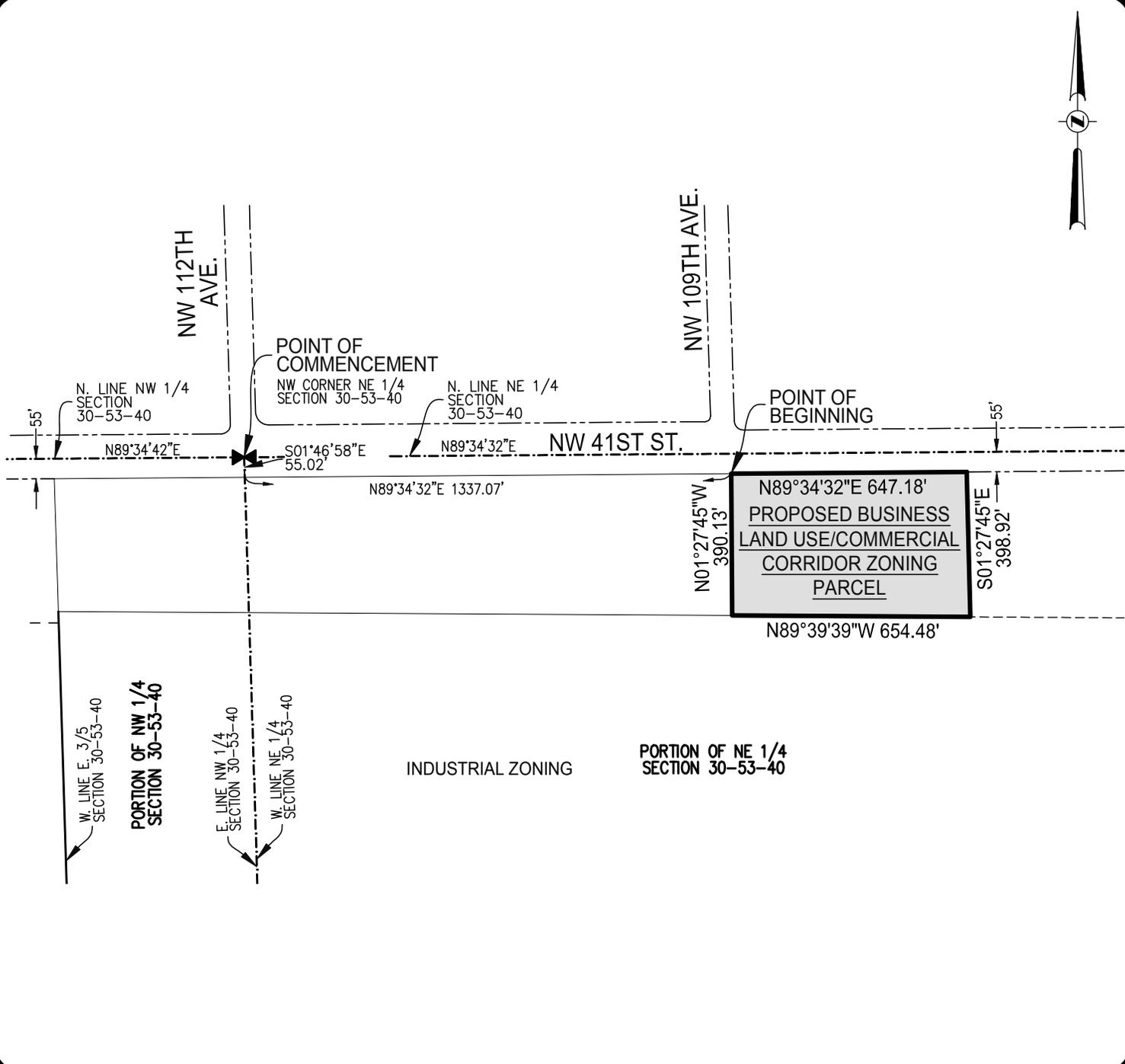
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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200'

DRAWN: DCW

ORDER NO.: 70296A

DATE: 8/17/22; REVISED 11/11/22

BUSINESS LAND USE PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

- A = ARC LENGTH
- CA = CENTRAL ANGLE
- R = RADIUS

EXHIBIT C TO LETTER OF INTENT

SKETCH AND LEGAL DESCRIPTION

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CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED PRIVATE PARKS AND OPEN SPACE PARCEL AT BRIDGE POINT DORAL

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST 3/5 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 2,795.85 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 01°46'58" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FOR 55.02 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 AND THE **POINT OF BEGINNING**; THENCE NORTH 89°34'32" EAST, ALONG SAID PARALLEL LINE, 1337.07 FEET; THENCE SOUTH 00°25'20" EAST 1390.13 FEET; THENCE NORTH 89°39'39" WEST 1852.36 FEET TO A POINT ON THE WEST LINE OF SAID EAST 3/5 OF SECTION 30; THENCE NORTH 01°44'50" WEST ALONG SAID LINE 365.57 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 89°34'42" EAST ALONG SAID PARALLEL LINE 523.57 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAIN 701,290 SQUARE FEET (16.0994 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30-53-40 BEING N89°34'40"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 70704

DATE: 11/11/22

PRIVATE PARKS AND OPEN SPACE PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 1 OF 2

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John F Pulice

Digitally signed by John F Pulice

Date: 2022.11.14 09:21:58

-05'00"

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- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



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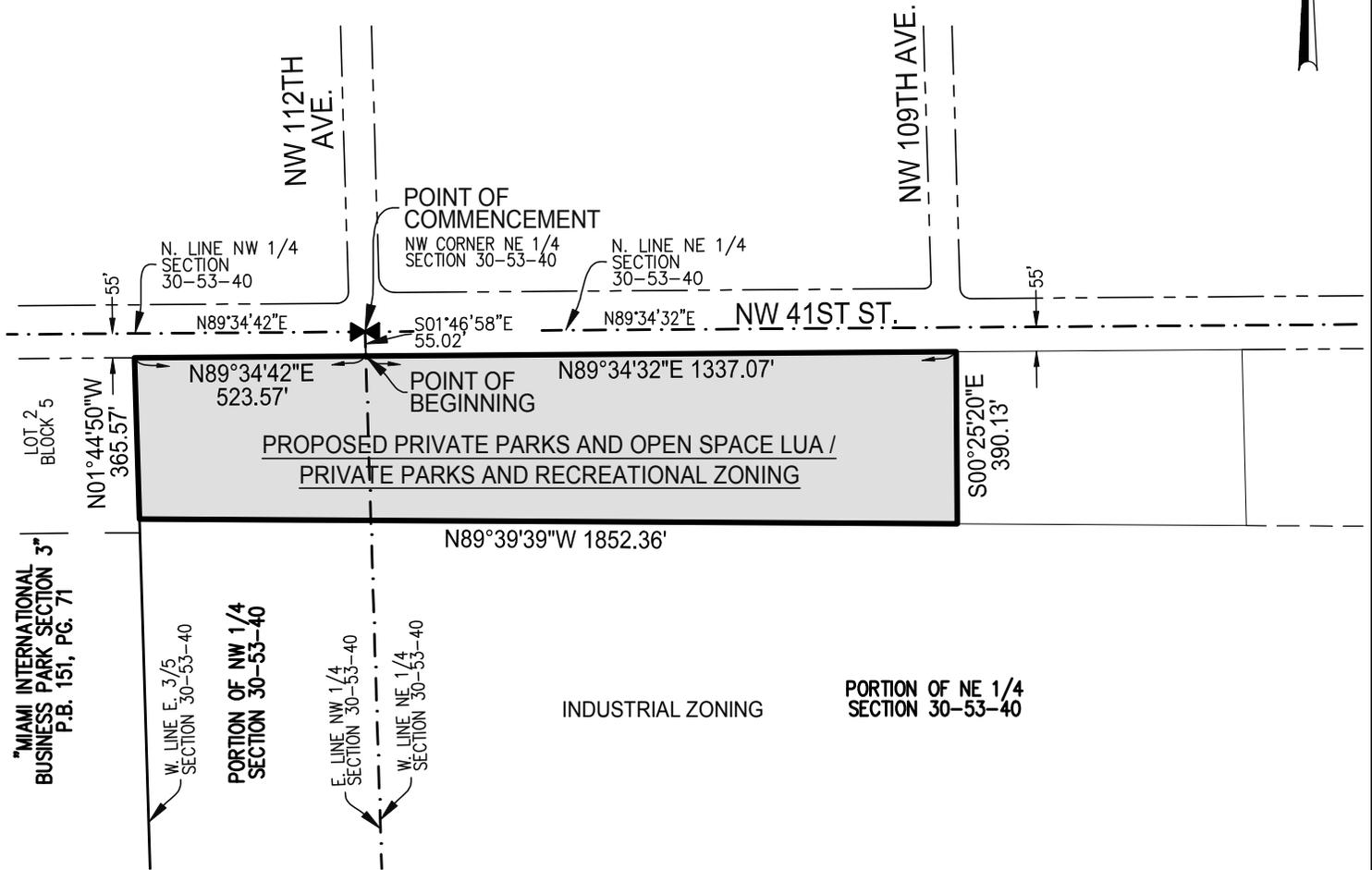
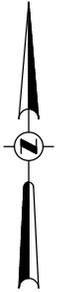
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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC	
SCALE: 1"=400'	DRAWN: DCW
ORDER NO.: 70704	
DATE: 11/11/22	
PRIVATE PARKS AND OPEN SPACE PARCEL	
DORAL, MIAMI-DADE COUNTY, FLORIDA	
FOR: BRIDGE POINT DORAL	

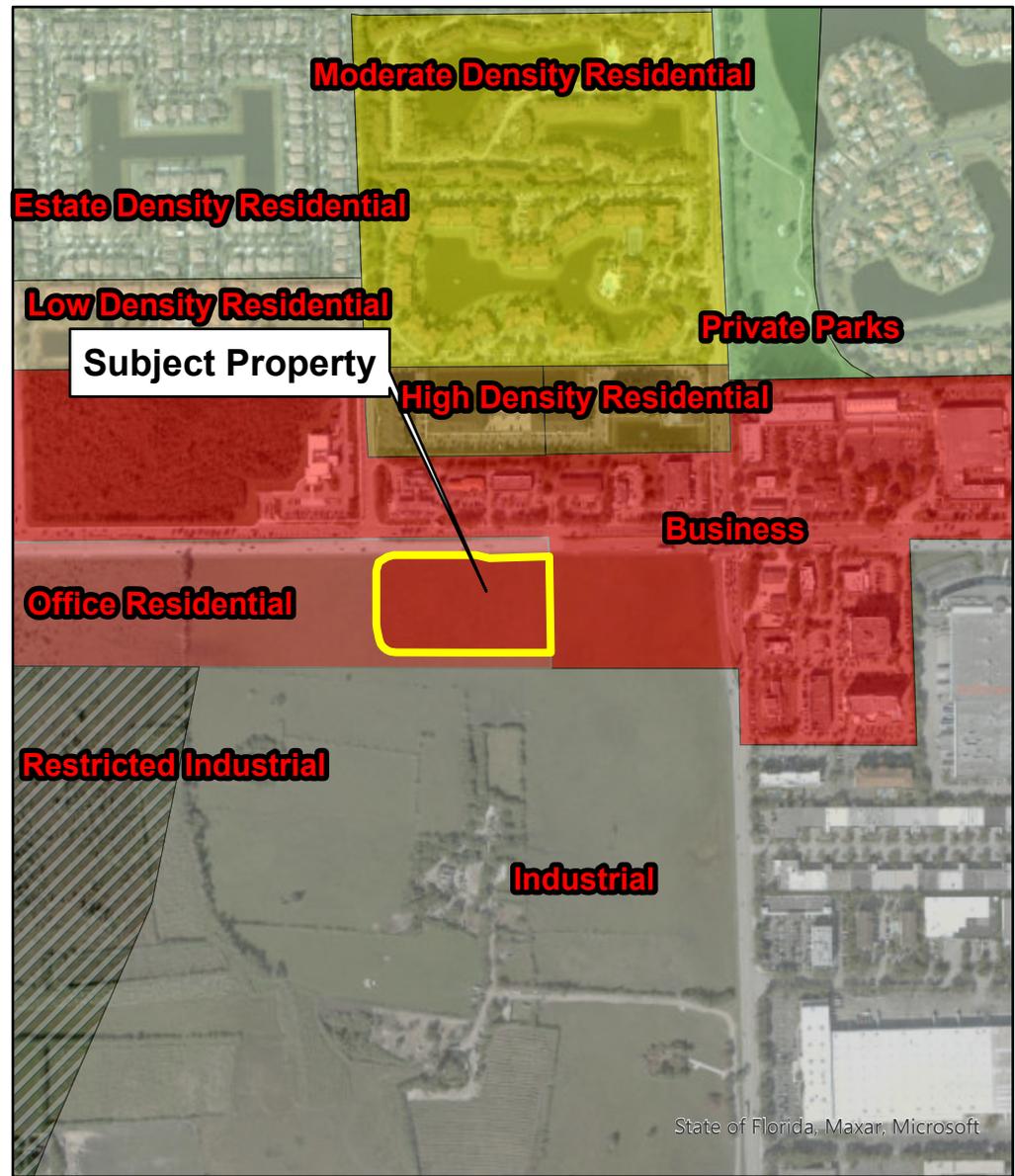
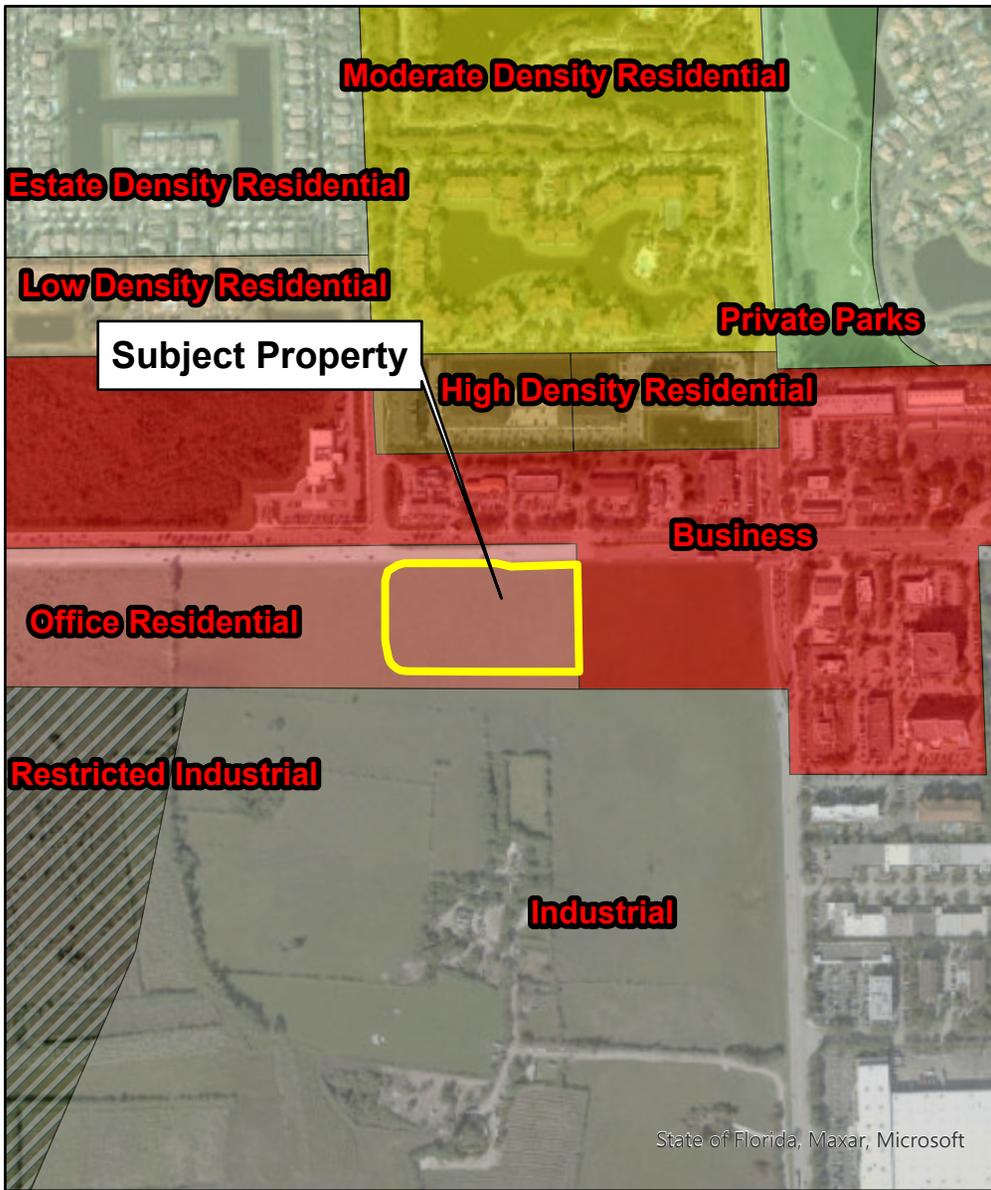
SHEET 2 OF 2

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LEGEND & ABBREVIATIONS:

- A = ARC LENGTH
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EXHIBIT “B”



Current Future Land Use

City of Doral

Proposed Future Land Use

Legend

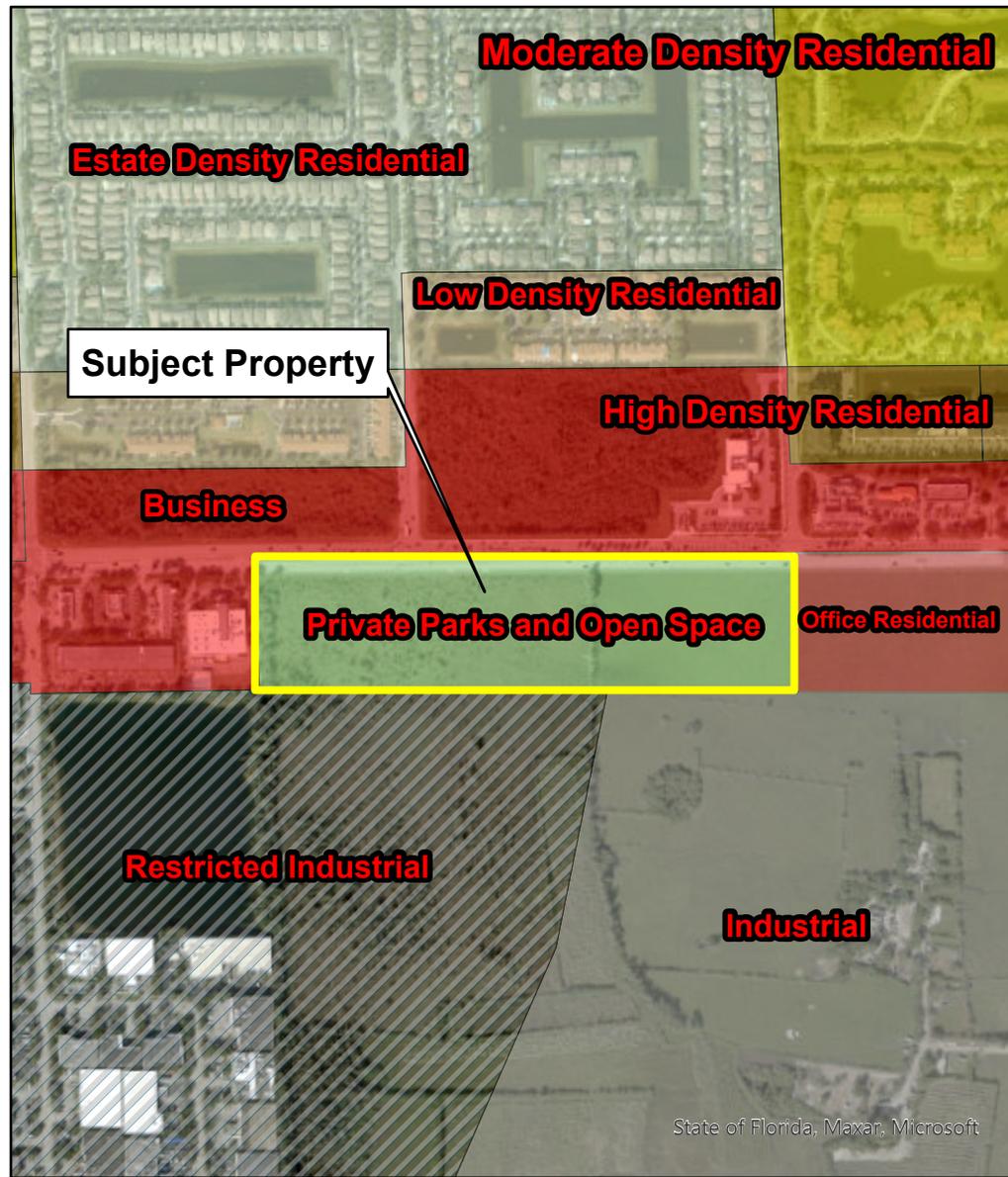
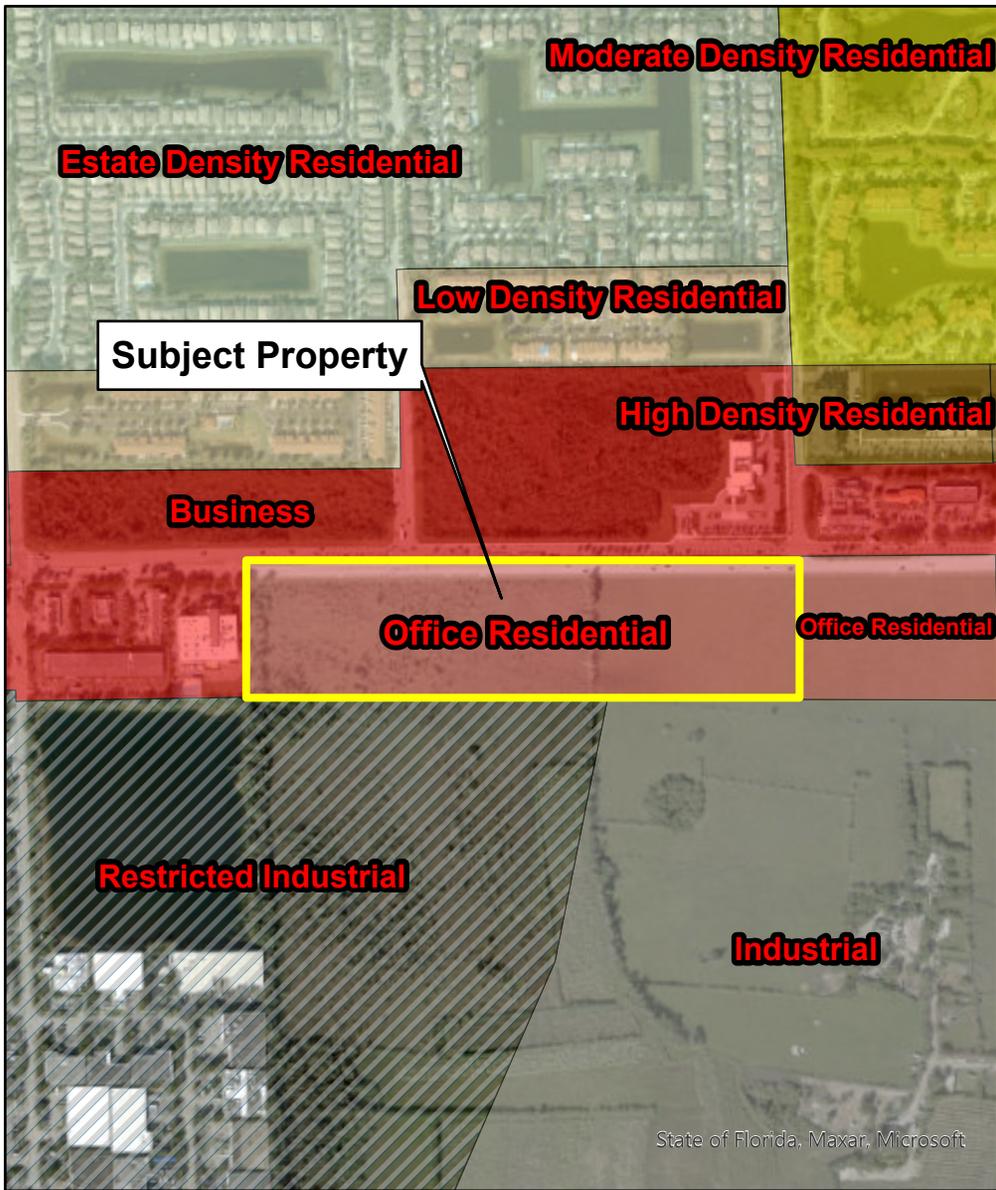
- Business (B)
- Estate Density Residential (EDR)
- High Density Residential (HDR)
- Low Density Residential (LDR)
- Moderate Density Residential (MoDR)
- Office Residential (OR)
- Private Park (PrivPark)
- Restricted Industrial (RIO)



Planning & Zoning Department

Bridge Point Retail Parcel Future Land Use Map





Current Future Land Use

- Business (B)
- Estate Density Residential (EDR)
- High Density Residential (HDR)
- Industrial (IND)
- Low Density Residential (LDR)
- Moderate Density Residential (MoDR)
- Office Residential (OR)
- Private Parks and Open Space (PPOS)
- Restricted Industrial (RIO)
- City Limits

City of Doral



Proposed Future Land Use



Planning & Zoning Department

Bridge Point Private Parks Parcel Future Land Use Map