

ORDINANCE No. 2015-43

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING FROM GENERAL USE DISTRICT (“GU”) TO INDUSTRIAL COMMERCIAL DISTRICT (“IC”) OF 1.25± ACRES FOR THE PROPERTY GENERALLY LOCATED 330 FEET NORTH OF NORTHWEST 58TH STREET, AND APPROXIMATELY 460 FEET WEST OF NORTHWEST 102ND AVENUE, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Campanarello Properties, Inc., ("Applicant"), has requested approval of a rezoning of 1.25± acres from General Use District (“GU”) to Industrial Commercial District (“IC”), as depicted in Exhibit A, for property generally located 330 feet north of Northwest 58th Street, and approximately 460 feet west of from Northwest 102nd Avenue, Doral, Florida, as legally described in Exhibit B; and

WHEREAS, the proposed rezoning will allow for greater flexibility for the redevelopment of the site with commercial and industrial uses consistent with the existing “Industrial” future land use category in the Comprehensive Plan; and

WHEREAS, the proposed rezoning will be consistent with the trend of development definition in Section 68-951 of the Land Development Code; and

WHEREAS, on October 21, 2015, 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

WHEREAS, after careful review and deliberation, staff has determined that this application is 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 1.25± acres from General Use District (“GU”) to Industrial Commercial District (“IC”), as depicted in (“Exhibit A”), generally located at 330 feet north of Northwest 58th Street, and approximately 460 feet west of from Northwest 102nd Avenue, is hereby approved.

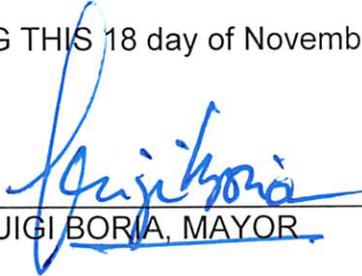
Section 3. Effective Date. This Ordinance shall become effective upon adoption.

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

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

PASSED AND ADOPTED on FIRST READING THIS 21 day of October 2015.

PASSED AND ADOPTED on SECOND READING THIS 18 day of November 2015.



LUIGI BORIA, MAYOR

ATTEST:

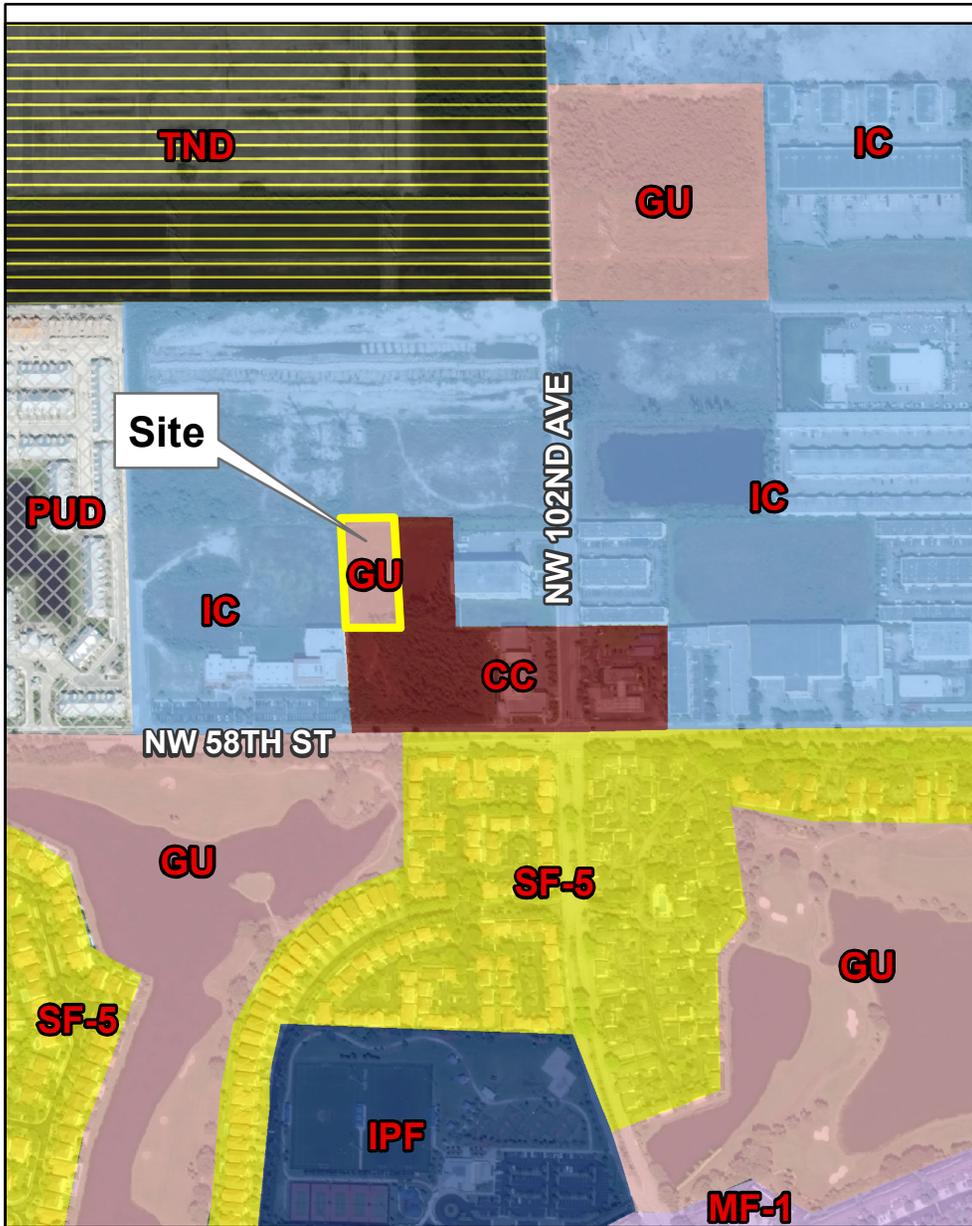


CONNIE DIAZ, CITY CLERK

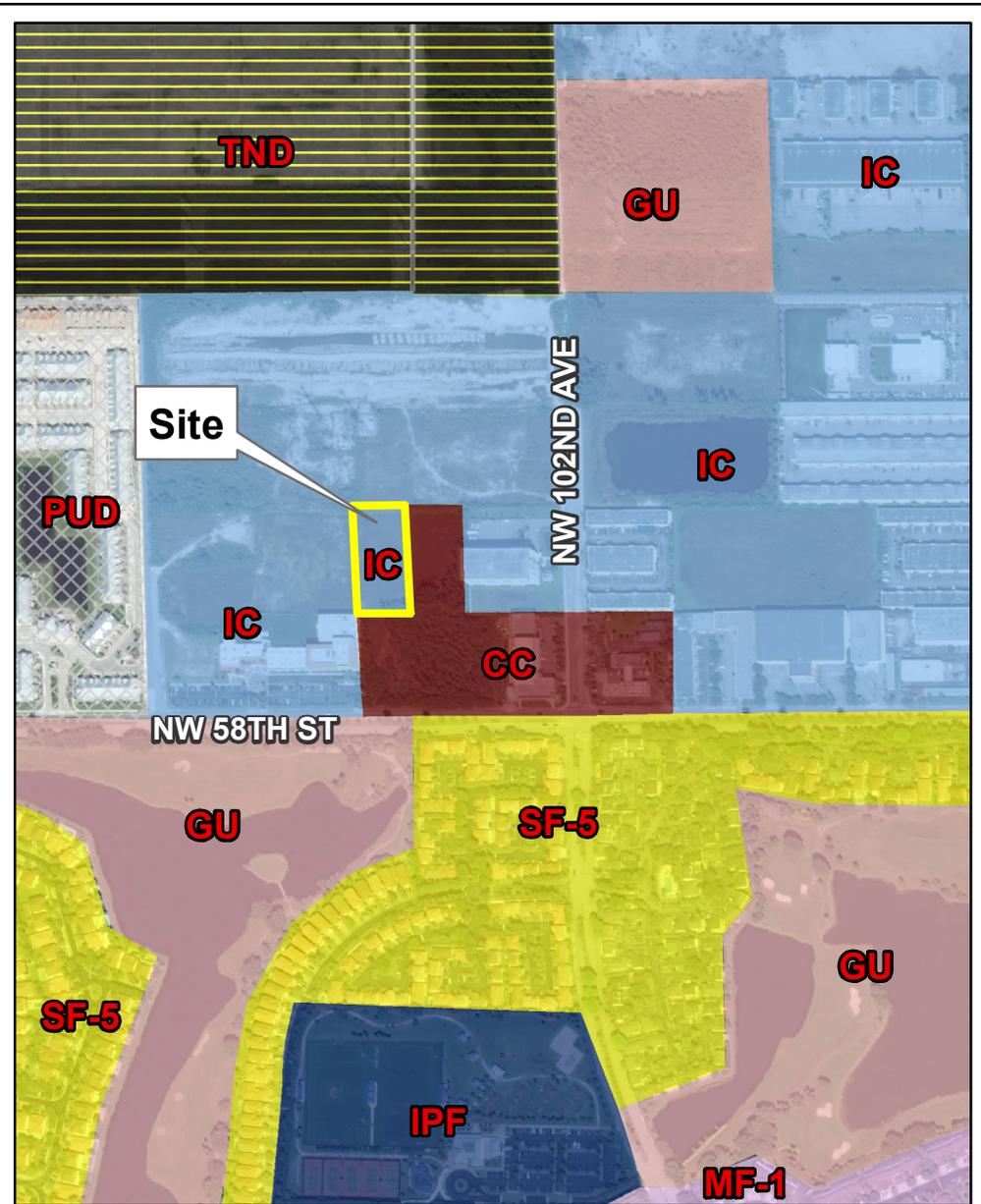
APPROVED AS TO LEGAL FORM AND SUFFICIENCY
FOR THE SOLE USE AND RELIANCE OF THE CITY OF DORAL



WEISS SEROTA HELFMAN COLE & BIERMANN, PL
CITY ATTORNEY



Current Zoning



Proposed Zoning

Legend

- Single Family 5 (SF-5)
- MF-1
- Traditional Neighborhood Development (TND)
- Planned Unit Development (PUD)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- Institutional Public Facility (IPF)
- General Use (GU)

City of Doral



Planning & Zoning Department

Zoning Map



Exhibit B

LEGAL DESCRIPTION

FOLIO #35-3017-001-0394

*THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF TRACT 39 IN SECTION 17,
TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION No. 1,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.*