

ORDINANCE No. 2019-12

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 (GU) DISTRICT TO INSTITUTIONAL, PUBLIC PARKS AND PUBLIC FACILITIES (IPF) DISTRICT FOR A ±5 ACRE PARCEL LOCATED AT 6255 NW 102 AVENUE, DORAL, FLORIDA 33178; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City administration is requesting an amendment to the Official Zoning Map of the City of Doral from General Use (GU) District to Institutional, Public Parks and Public Facilities (IPF) District for the property located at 6255 NW 102nd Avenue Doral, FL, as legally described in “Exhibit A”; and

WHEREAS, the proposed amendment to the Zoning Map is being submitted concurrently with a proposed amendment to the Comprehensive Plan Future Land Use Map (FLUM) from Industrial to Public Parks and Recreation (PPR); and

WHEREAS, on January 14, 2019, 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 March 27, 2019, the Mayor and City Council sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application from stakeholders and found that the rezoning from GU to IPF was consistent with the City’s Comprehensive Plan and Land Development Code; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners on record within five hundred (500) feet, a public hearing was held before the City Council of the City of Doral on March 27, 2019, at which hearing all interested

persons were afforded the opportunity to be heard and this application for rezoning was approved on First Reading; and

WHEREAS, after careful review of the application, staff has determined that the application complies with the City's Land Development Code (LDC); and

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

WHEREAS, the City Council finds that the proposed rezoning is consistent with the City's Comprehensive Plan and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct incorporated herein by this reference.

Section 2. Decision. The rezoning of the property totaling ±5 acres located 6255 NW 102nd Avenue Doral, Florida from General Use (GU) to Institutional, Public Parks and Public Facilities (IPF) is hereby approved as depicted in Exhibit "B".

Section 3. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption.

The foregoing Ordinance was offered by Vice Mayor Mariaca who moved its adoption.

The motion was seconded by Councilmember Fraga upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED on FIRST READING this 27 day of March, 2019.

PASSED AND ADOPTED on SECOND READING this 24 day of April, 2019.



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

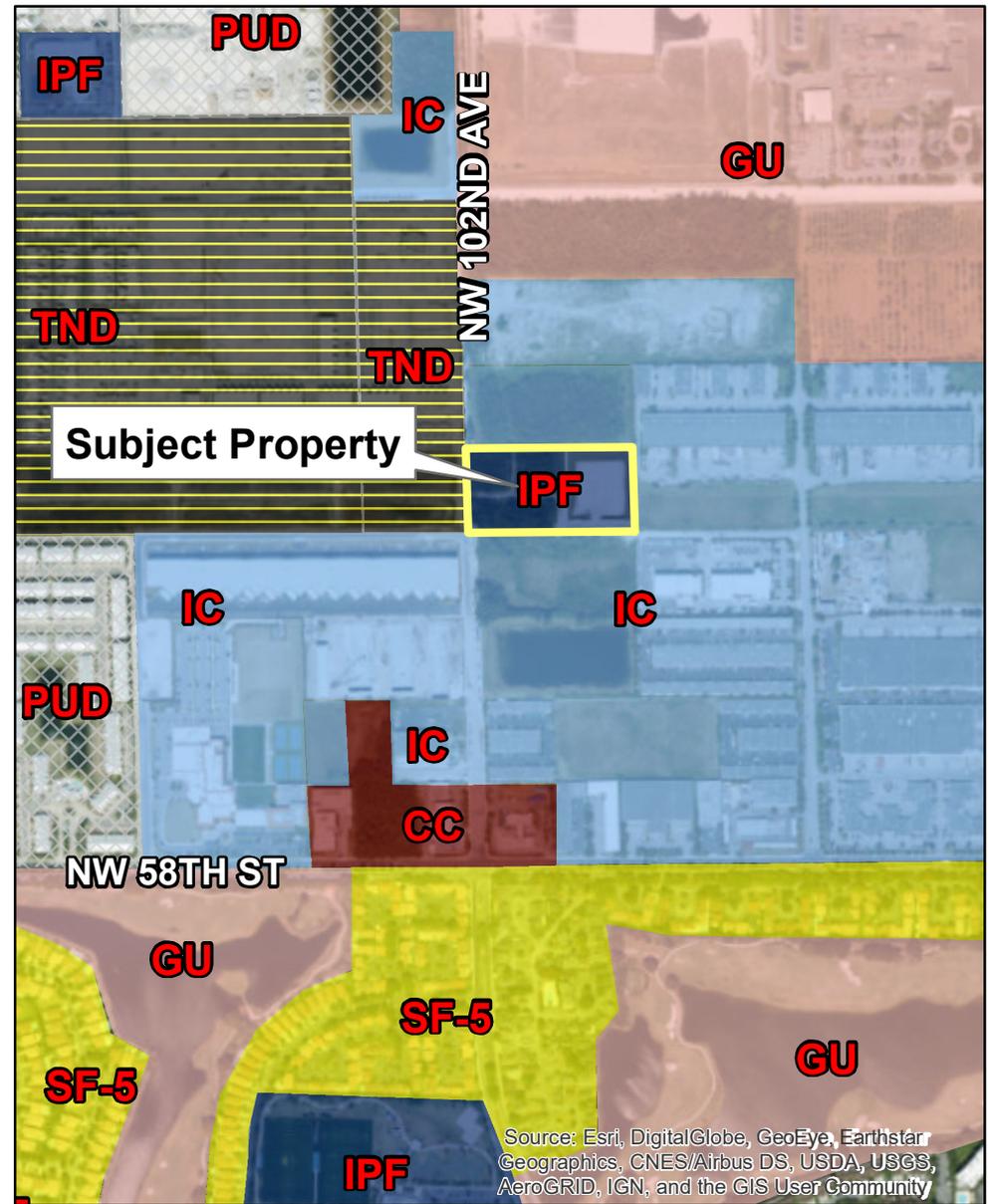
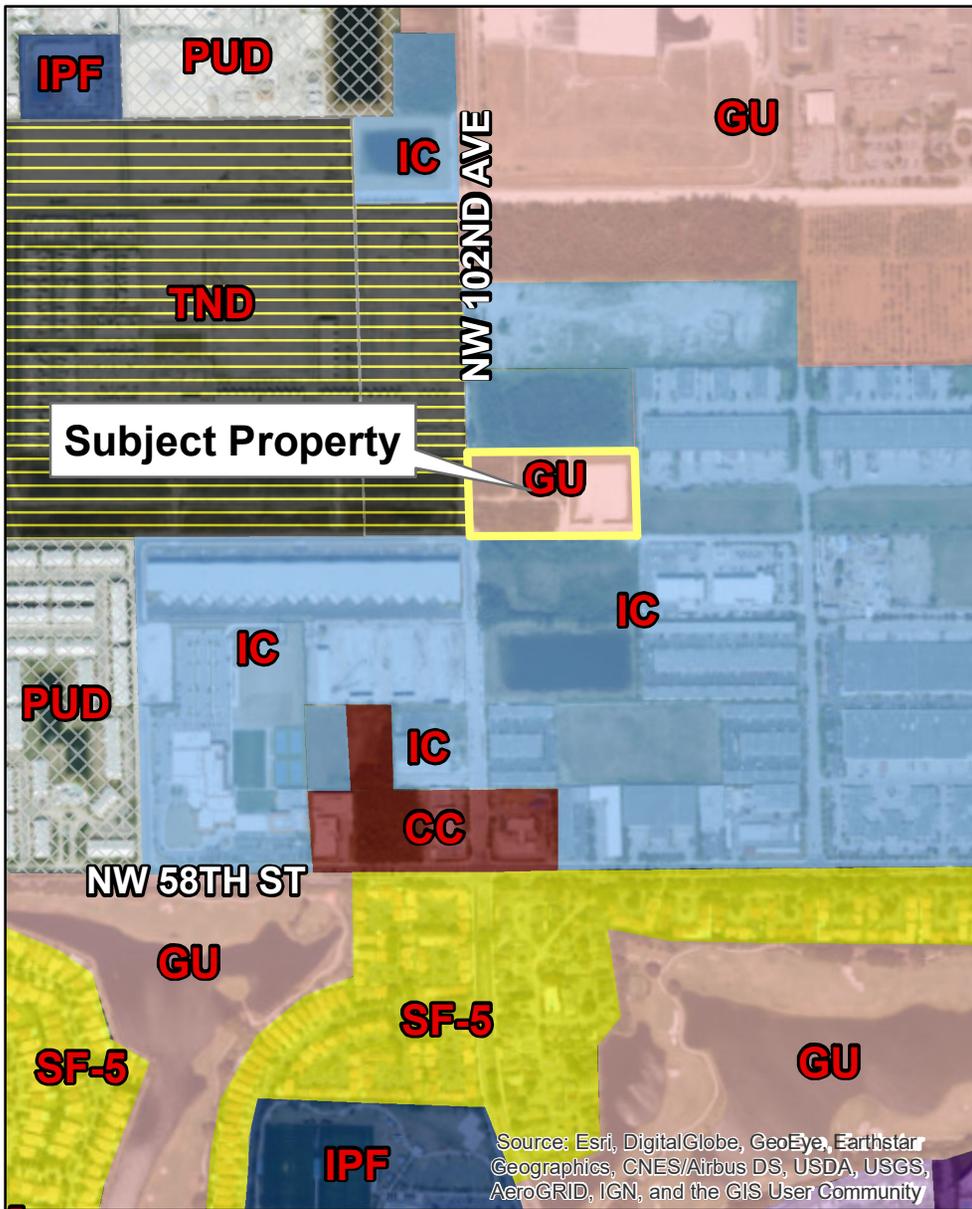
EXHIBIT “A”

Exhibit A

Legal Description of Property

West One-Half (W 1/2) of Tract 61, of Florida Fruit Lands Company's Subdivision Map No. 1, in Section 17, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Miami-Dade County, Florida.

EXHIBIT “B”



Legend

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

Current Zoning

City of Doral



Planning & Zoning Department

Zoning Map

Proposed Zoning

