

ORDINANCE No. 2015-31

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY DORAL, FLORIDA, APPROVING THE REZONING OF 2.96± ACRE PARCEL FROM INDUSTRIAL DISTRICT (“I”) TO CORRIDOR COMMERCIAL DISTRICT (“CC”) FOR THE PROPERTIES GENERALLY LOCATED ON 8690 NORTHWEST 58 STREET AND 5675 NORTHWEST 87 AVENUE, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Doral 87 Group, LLC, ("Applicant"), has requested approval of a rezoning of 2.96± acres from Industrial (I) to Corridor Commercial (CC), as depicted in Exhibit A, for property located at 8690 Northwest 58th Street and 5675 Northwest 87 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 service uses consistent with the Comprehensive Plan; and

WHEREAS, the proposed rezoning will be consistent with the future development pattern along Northwest 58th Street from the Palmetto Expressway to Northwest 97th Avenue; and

WHEREAS, on September 16, 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 2.96± acres from Industrial (I) to Corridor Commercial (CC), as depicted in (“Exhibit A”), located at 8690 Northwest 58th Street and 5675 Northwest 87th Avenue, is hereby approved.

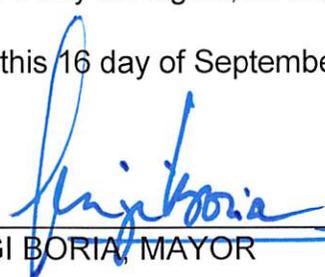
Section 3. Effective Date. This Ordinance shall be effective upon adoption of the Final Non-Appealable Order approving Ordinance No 2015-30 (the “Comprehensive Plan Amendment Ordinance”) if the Comprehensive Plan Amendment Ordinance is not ultimately approved this ordinance shall be void abinitio.

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

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

PASSED AND ADOPTED on FIRST READING this 5 day of August, 2015.

PASSED AND ADOPTED on SECOND READING this 16 day of September, 2015.



LUIGI BORIA, MAYOR

ATTEST:



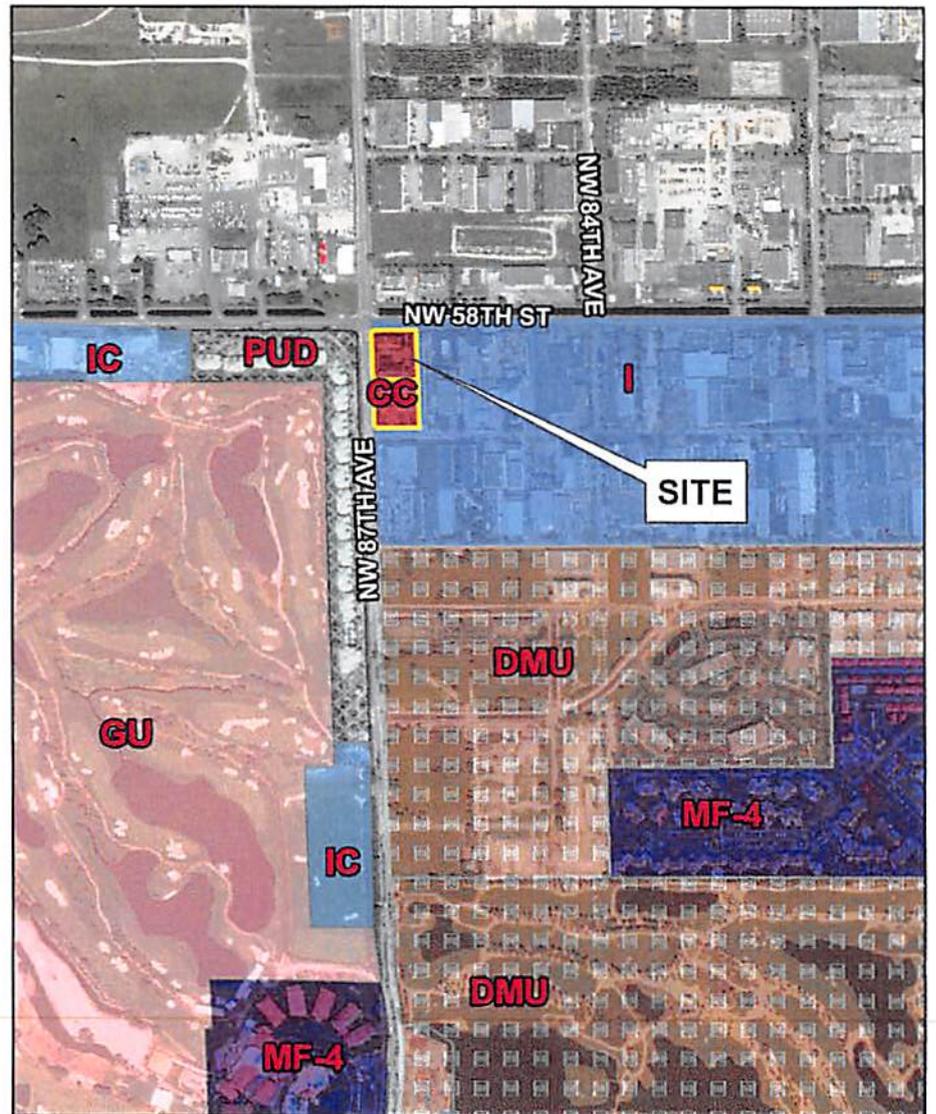
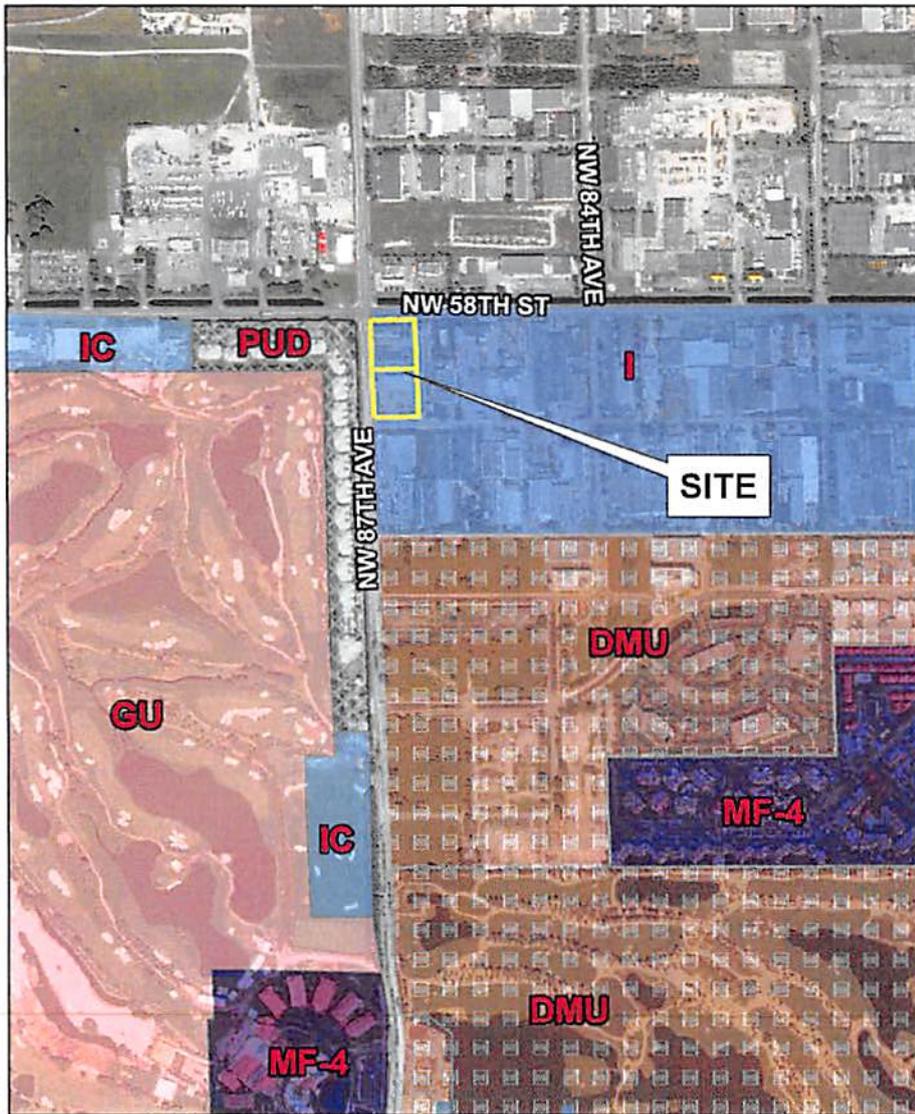
CONNIE DIAZ, CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT “A”



Legend

-  Multi Family 4 (MF-4)
-  Downtown Mixed Use (DMU)
-  Planned Unit Development (PUD)
-  Corridor Commercial (CC)
-  Industrial Commercial (IC)
-  Industrial (I)
-  General Use (GU)

Current Zoning

City of Doral



Planning & Zoning Department

Doral 87 Group LLC Zoning Map

Proposed Zoning



EXHIBIT A

EXHIBIT "B"

LEGAL DESCRIPTION

FOLIO: 35-3022-000-0540 & 35-3022-000-0710

PARCEL A:

The West 132.185 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East less the West 35 feet, and less the North 35 feet thereof.

PARCEL B:

The East 132.185 feet of the West 264.37 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East, less the North 35 feet thereof.

PARCEL C:

The East 132.20 feet of the West 264.40 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East less the South 25 feet thereof.

PARCEL D:

The West 132.20 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East less the South 25 feet and less the West 35 feet thereof.

LESS THE FOLLOWING PARCELS:

The South 10 feet of the North 45 feet of the West 2/5 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida.

AND

The East 5 feet of the West 40 feet of the North 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22, less the North 35 feet thereof.

AND

The area bounded by the South line of the North 45 feet of the NW 1/4 of said Section 22 and bounded by the East line of the West 40 feet of the NW 1/4 of said Section 22, and bounded by a 25 foot radius arc concave to the Southeast said arc being tangent to both of the last described lines.

AND

The East 5 feet of the West 40 feet of the South 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, and the North 10 feet of the South 35 feet of the West 2/5 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 and the area bounded by the East line of the West 40 feet of the South 1/2 of the NW 1/4 of the NW 1/4 of said Section 22 and bounded by the North line of the South 35 feet of the West 2/5 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 and bounded by a 25 foot radius arc concave to the Northeast and being tangent to both the last described lines.