

ORDINANCE No. 2020-22

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 INDUSTRIAL COMMERCIAL DISTRICT (IC) TO OFFICE-1 DISTRICT (O-1) FOR A ±4 ACRE PARCEL OF LAND LOCATED AT 9455 NW 40 STREET ROAD, DORAL, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Orbis Fortium, LLC (the “Applicant”) has submitted an application requesting an amendment to the Official Zoning Map of the City of Doral from Industrial Commercial (IC) District to Office (O-1) District for a ±4 acre parcel of land located at 9455 NW 40 Street Road, Doral, Florida, further identified by Folio Numbers 35-3028-015-0010 and 35-3028-015-0020, as legally described in “Exhibit A”; and

WHEREAS, on July 9, 2020, the City of Doral held a virtual zoning workshop to provide residents and interested stakeholders an opportunity to review the proposed project and provide comments to city staff; 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, acting as the Local Planning Agency, of the City of Doral on August 26, 2020, at which hearing all interested persons were afforded the opportunity to be heard; 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 (First Reading) of the City of Doral on August 26, 2020, at which hearing all interested persons were afforded the opportunity to be heard; 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 (Second Reading) of the City of Doral on September 22, 2020, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, after careful review of the application, staff has determined that the application is consistent with the City's Comprehensive Plan and it 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 confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Decision. The rezoning of the property totaling ±4 acres located at 9455 NW 40th Street Road, Doral, Florida from Industrial Commercial District (IC) to Office-1 (O-1) District 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 Councilmember Cabrera, who moved its adoption. The motion was seconded by Councilmember Mariaca upon being put to a vote, the vote was as follows:

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

PASSED AND ADOPTED on FIRST READING this 26 day of August, 2020.

PASSED AND ADOPTED on SECOND READING this 22 day of September, 2020.



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

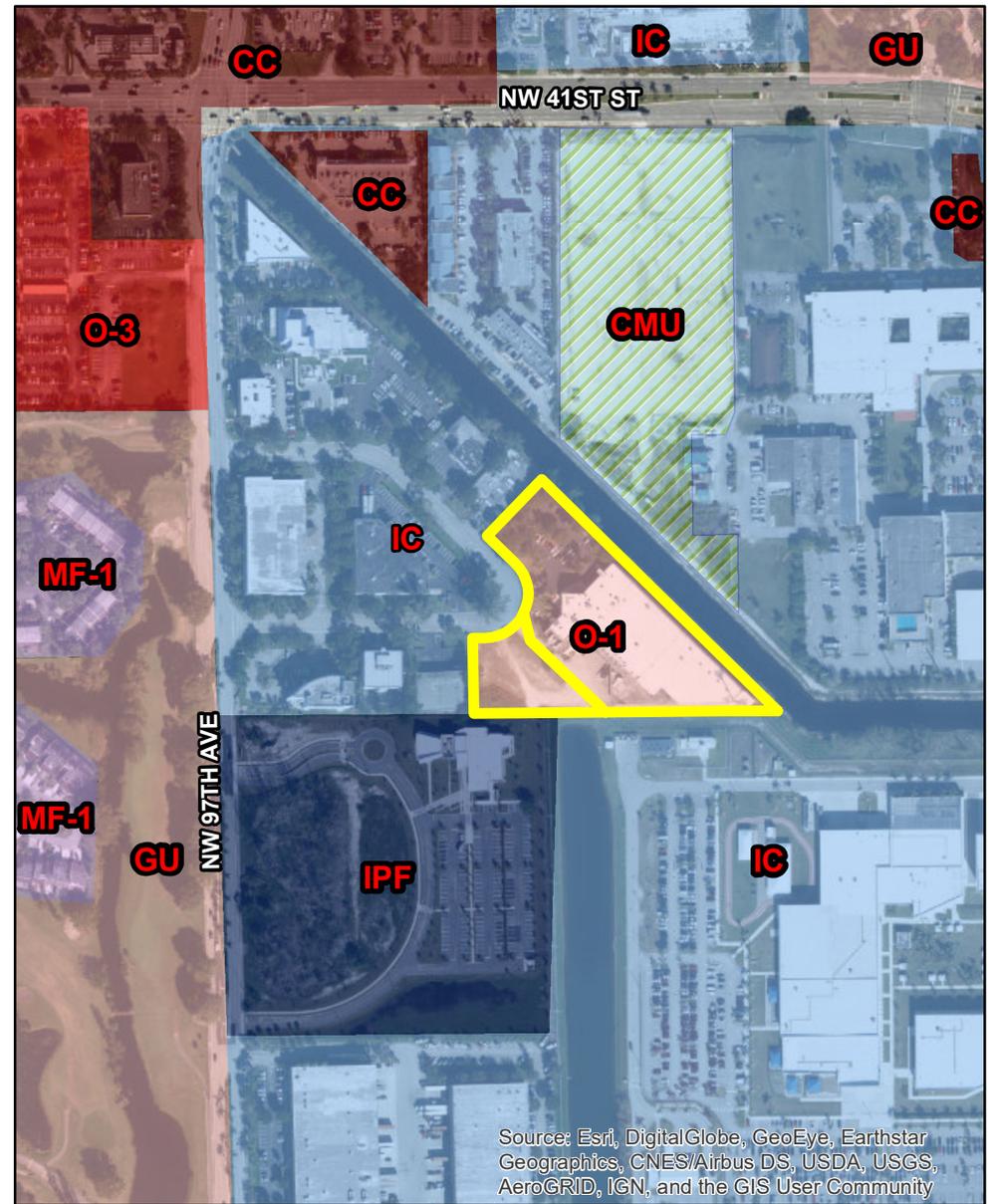
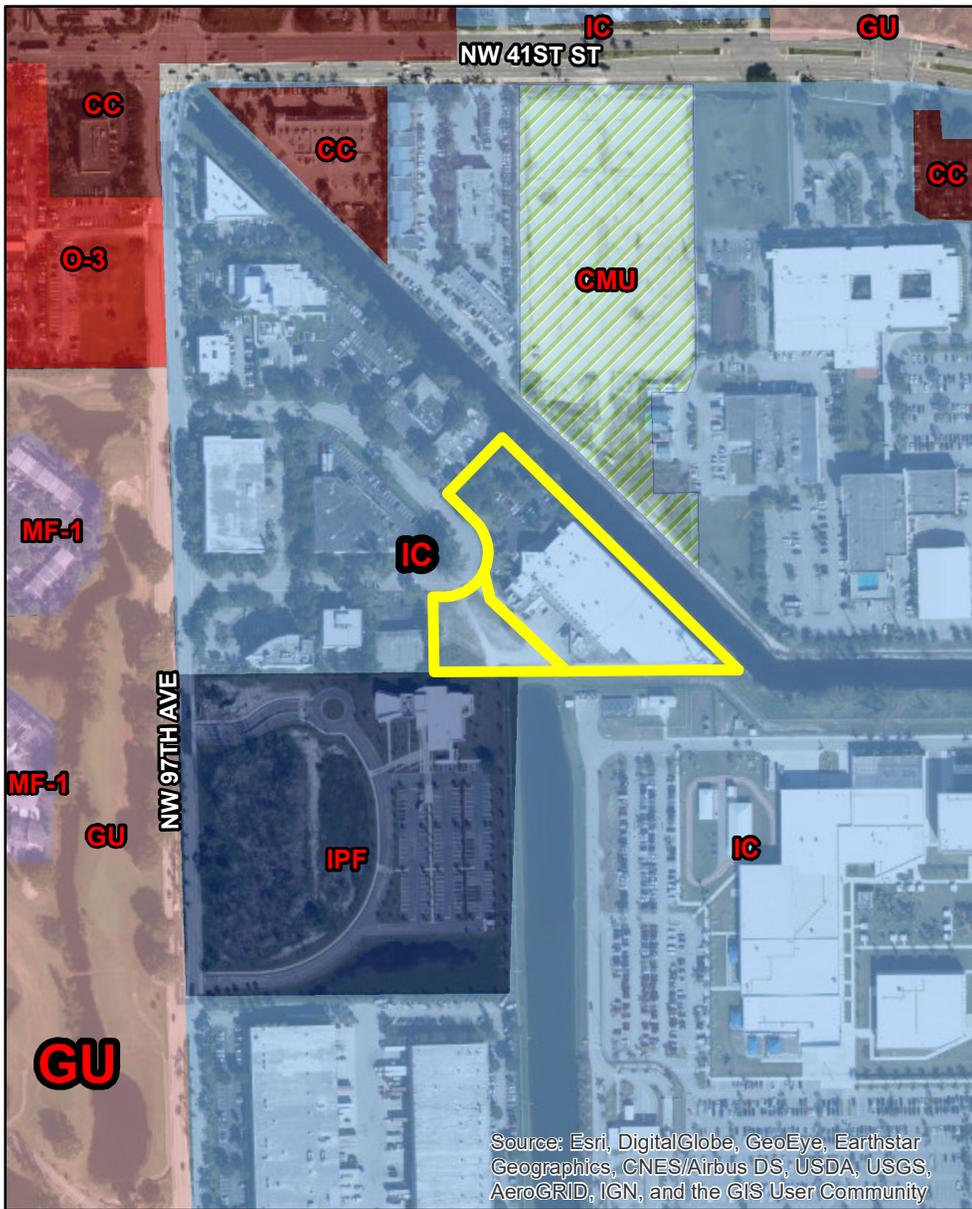
EXHIBIT “A”

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LEGAL DESCRIPTION

Lots 1 and 2, in Block 1 of "SWISS CHALET SUBDIVISION", according to the Plat thereof, recorded in Plat Book 140, Page 79, of the Public Records of Miami-Dade County, Florida.

EXHIBIT “B”



- Shelton_Academy
- Multi Family 1 (MF-1)
- Office 1 (O-1)
- Office 3 (O-3)
- Community Mixed Use (CMU)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- Institutional Public Facility (IPF)
- General Use (GU)
- Water

Current Zoning District

City of Doral



Planning & Zoning Department
Shelton Academy Rezoning

Proposed Zoning District

