

**ORDINANCE No. 2016-15**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF ± 10.78 ACRES OF LAND GENERALLY LOCATED EAST OF NW 97TH AVENUE AND NORTH OF NW 33RD STREET, CITY OF DORAL, FLORIDA, FROM INDUSTRIAL COMMERCIAL (IC) TO INSTITUTIONAL PUBLIC FACILITY (IPF); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Doral (the “Applicant”) is requesting the rezoning of ± 10.78 acres of land generally located east of NW 97th Avenue and north of NW 33<sup>rd</sup> street, from Industrial Commercial (IC) to Institutional Public Facility (IPF) to develop a police substation, civic uses, recreational areas and jogging trails among other amenities, as depicted in Exhibit “A”; and

**WHEREAS**, the Board of Trustees of the Internal Improvement Management Trust Fund of the State of Florida leased the subject property to the City of Doral for the purpose of building and operating a police station along with other related uses; and

**WHEREAS**, the construction of the police substation facility will further police presence in an area of the city with a significant concentration of warehouses, offices, commercial and residential developments; and

**WHEREAS**, the proposed rezoning is consistent with the future development pattern of the area; and

**WHEREAS**, on April 20, 2016, the City Council sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application from the Applicant and other persons and found that the rezoning was consistent with the Comprehensive Plan; and

**WHEREAS**, on April 20, 2016, the City Council conducted a duly advertised public hearing for this rezoning application and considered all comments received from the residents and interested stakeholders; and

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

**WHEREAS**, after careful review and deliberation, staff has determined that this rezoning application is consistent with the Comprehensive Plan.

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

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Decision.** The rezoning of ± 10.78 acres of land generally located east of NW 97th Avenue and north of NW 33<sup>rd</sup> street, from Industrial Commercial (IC) to Institutional Public Facility (IPF), as legally described in Exhibit B is hereby approved.

**Section 3. Implementation.** The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Ordinance.

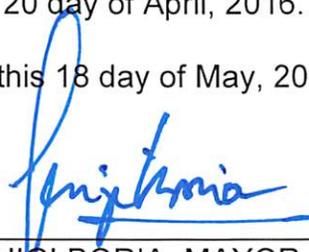
**Section 4. Effective Date.** This Ordinance shall become effective immediately upon its adoption.

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

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

PASSED AND ADOPTED on first reading this 20 day of April, 2016.

PASSED AND ADOPTED on second reading this 18 day of May, 2016.



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LUIGI BORIA, MAYOR

ATTEST:



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CONNIE DIAZ, CMC  
CITY CLERK

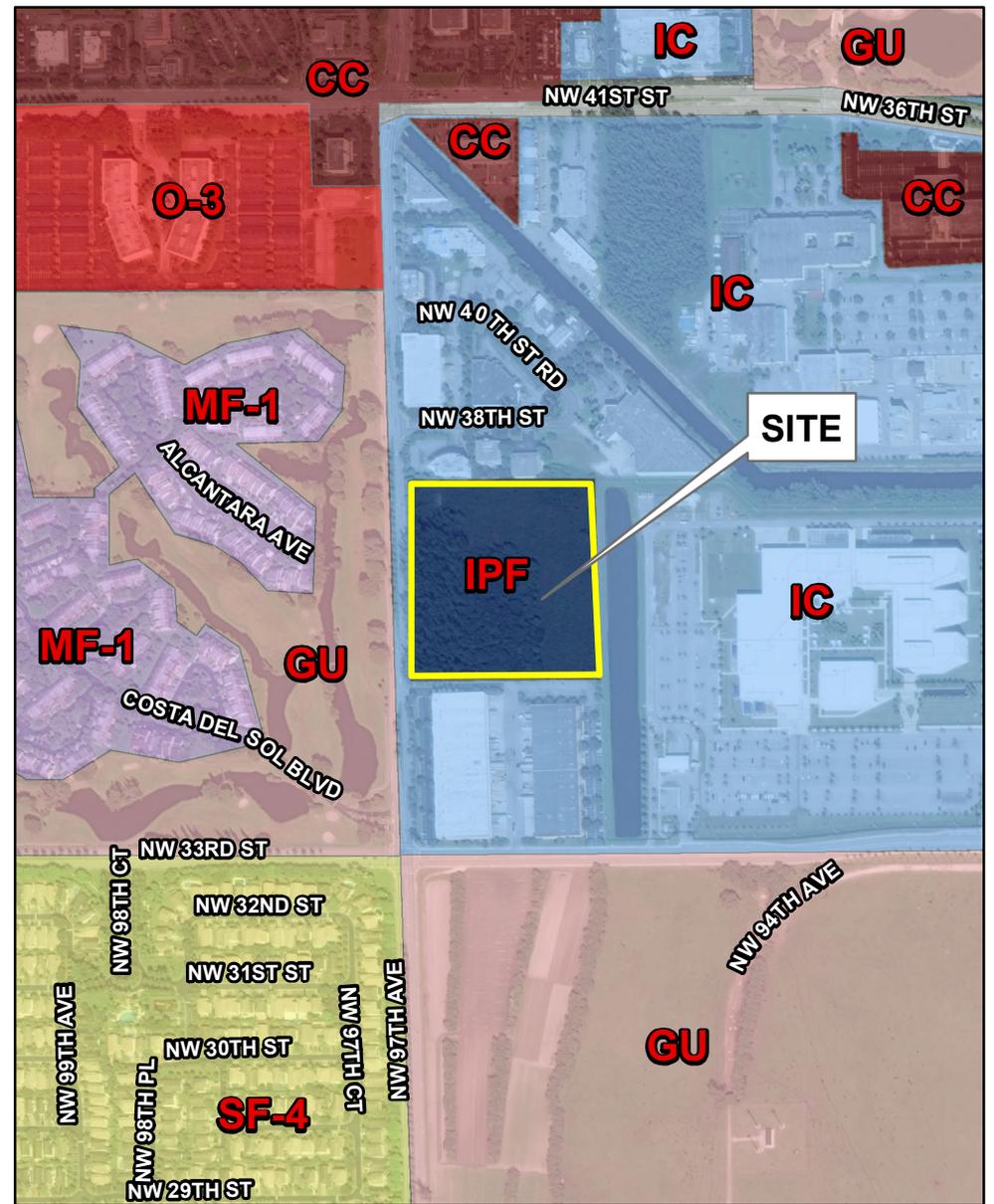
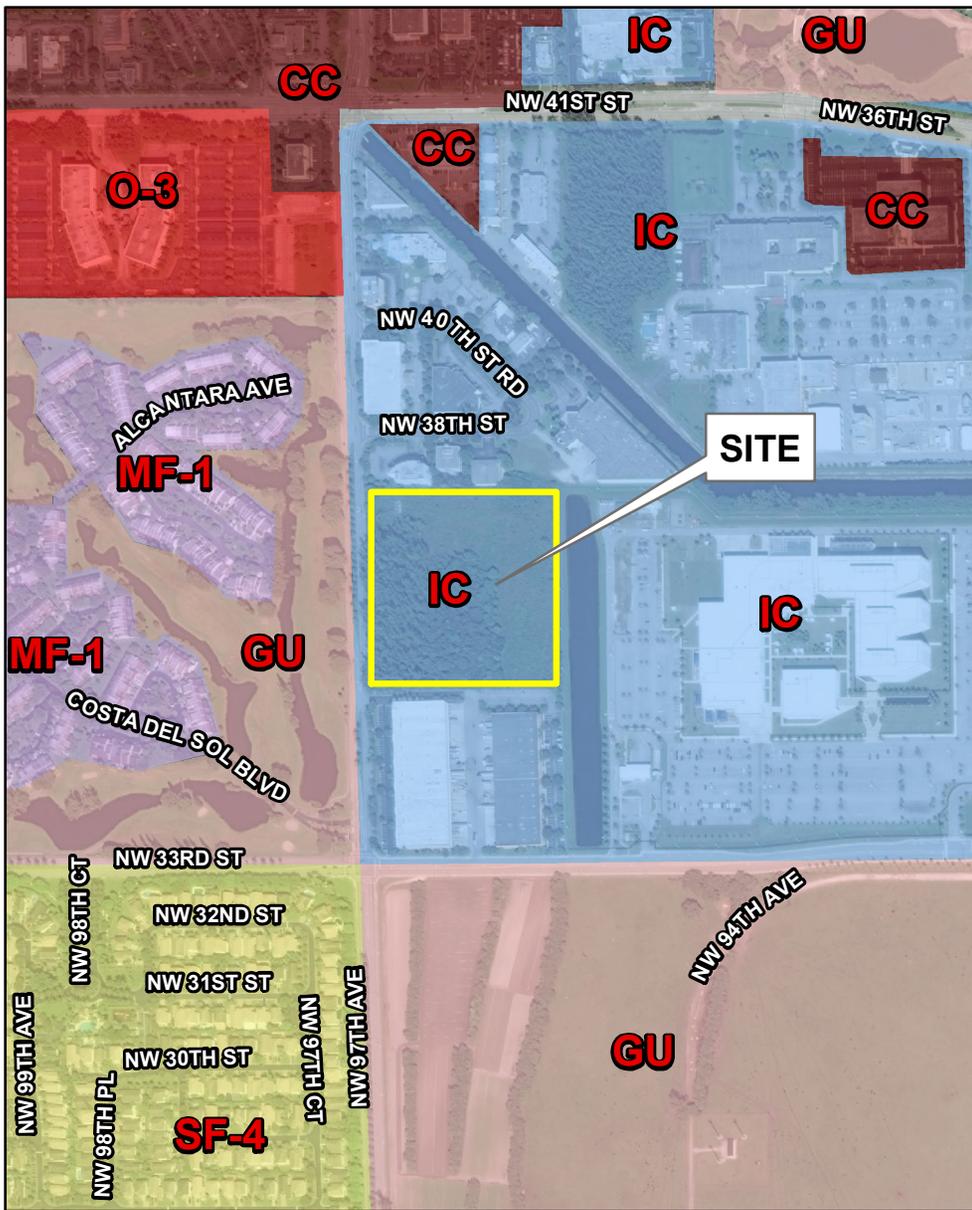
APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



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

# EXHIBIT “A”



**Legend**

- Single Family 4 (SF-4)
- Multi Family 1 (MF-1)
- Office 3 (O-3)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- Institutional Public Facility (IPF)
- General Use (GU)

**Current Zoning**

**City of Doral**



**Planning & Zoning Department**

**Exhibit A**

**Proposed Zoning**



Exhibit B  
Legal Description

PARCEL "A"

A Parcel of land lying in the South 1/2 of the Northwest 1/4 of Section 28, Township 53, South, Range 40 East, City of Doral, Miami-Dade County Florida, being more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of said Section 28; thence North 01°18'59" West, along the West line of said Section 28 for 616.61 feet to the Westerly projection of the South line of the lands described in Lease Number 4276 of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the State of Florida Department of Management Services, State Technology Office, dated October 30, 2000, said point also being the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue North 01°18'59" West along the West line of said Section 28 for 466.69 feet to point on the Westerly projection of the North line of the lands described in said Lease Number 4276; thence North 89°54'24" East along the North line of the lands described in Lease No. 4276 of the Board of Trustees of the Internal Improvement Fund of the State of Florida to the State of Florida, Department of Management Services, State Technology Office, dated October 30, 2000, for 506.69 feet to the Northeast Corner of the lands described in said Lease Number 4276; thence South 01°18'59" East along the East Line of the lands described in said Lease Number 4276 for 469.69 feet to the Southeast corner of the lands described in said Lease Number 4276, said point also being on the North Line of Tract "A" of "DADE MADISON I" according to the plat thereof, as recorded in Plat Book 153, at Page 47 of the Public Records of Miami-Dade County, Florida; thence South 89°54'24" West along the North line of said Tract "A" of said plat of "DADE MADISON I", for 506.69 feet to the Point of Beginning.

Less and except the Westerly 40.00 feet for the Zoned right of way of NW. 97th Avenue.

AND

PARCEL "B"

A Parcel of land lying in Section 28, Township 53, South, Range 40 East, Miami Dade County Florida, more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 28; thence along the West line of said Section 28, North 01°18'59" West, 616.61 feet to the Westerly projection of the South line of the lands described in Lease Number 4276 of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the State of Florida Department of Management Services, State Technology Office,

dated October 30, 2000; thence continue North 01°18'59" West along the West line of said Section 28, 466.69 feet to the Westerly projection of the North line of the lands described in said Lease Number 4276 and call this the Point Of Beginning; thence continue North 01°18'59" West along the West line of said Section 28, 239.64 feet to the South line of the North 1/2 of the Northwest 1/4 of said Section 28; thence North 89°57'12" East along the South line of the North 1/2 of the Northwest 1/4 of said Section 28, 704.53 feet (706.50 feet, calculated) to the Northwest corner of the lands described as Southcom Parcel 3 in Amendment Number 1 to Lease Number 4489 of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the State of Florida Department of Management Services dated January 8, 2007; thence South 01°29'09" East, (South 01°19'34" East, Calculated) along the West boundary of the lands described in said Amendment Number 1 to Lease Number 4489, 705.76 feet to the Northeast Corner of "DADE MADISON I", Tract "A" as recorded in Plat Book 153 at Page 47 of the Public Records of Miami Dade County, Florida; thence South 89°54'24" West along the North line of "DADE MADISON I", Tract "A", a distance of 199.91 feet to the Southeast corner of the lands described in Lease Number 4276 of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the State of Florida Department of Management Services, State Technology Office, dated October 30, 2000; thence North 01°18'59" West along the East line of the lands described in said Lease Number 4276, 468.89 to the Northeast corner of the lands described in said Lease Number 4276; thence South 89°54'24" West along the North line of the lands described in said Lease Number 4276, 506.69 feet to the Point of Beginning;

Less and except the Westerly 40.00 feet for the Zoned right of way of 97th Avenue.

Containing 469,790 square feet, 10.78 acres, more or less, by calculations.