

ORDINANCE No. 2022-06

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, BY CHANGING THE LAND USE DESIGNATION FROM INDUSTRIAL (I) TO BUSINESS (B) FOR ±0.30 ACRES FOR THE PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF NW 87 AVENUE AND NW 27 STREET INTERSECTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, National Express Wash, LLC, (the "Applicant") is seeking a small-scale land use amendment (the "Application") from Industrial to Business for a portion of that certain parcel of land, located northeast of the intersection of NW 87 Avenue ("Galloway Road") and NW 27 Street in the City of Doral, Florida (the "Property"), as legally described in "Exhibit A"; and

WHEREAS, the Business land use designation will allow for the development of commercial uses, in accordance with the Corridor Commercial District (CC) regulations, to serve the surrounding residential community, hotel, office, industrial, warehousing, and business establishments; and

WHEREAS, City of Doral staff finds that the procedures for reviewing and recommending on a proposed comprehensive plan amendment are provided in section 53-213 of the City's Land Development Code and that the proposed future land use map amendment to the City's Comprehensive Plan has met those criteria and standards; and

WHEREAS, on January 26, 2022, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed future land use map amendment as required by state law and local ordinances; and

WHEREAS, on January 26, 2022, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed future land use map amendment as required by state law and local ordinances; and

WHEREAS, on March 23, 2022, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed future land use map amendment as required by state law and local ordinances; and

WHEREAS, the Mayor and City Council finds that the adoption of the amendment to the City's Comprehensive Plan is in the best interest of the health, safety and welfare of the residents of the City of Doral.

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

Section 1. Recitals. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Adoption. The Mayor and City Council of the City of Doral hereby approve the amendment to the City's Comprehensive Plan Future Land Use Map to change the land use designation on the Property from Industrial to Business, as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by

competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Digna Cabral	Yes
Councilman Pete Cabrera	Yes
Councilwoman Claudia Mariaca	Not Present at the time of the Vote
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED on FIRST READING this 26 day of January, 2022.

PASSED AND ADOPTED on SECOND READING this 23 day of March, 2022.



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”

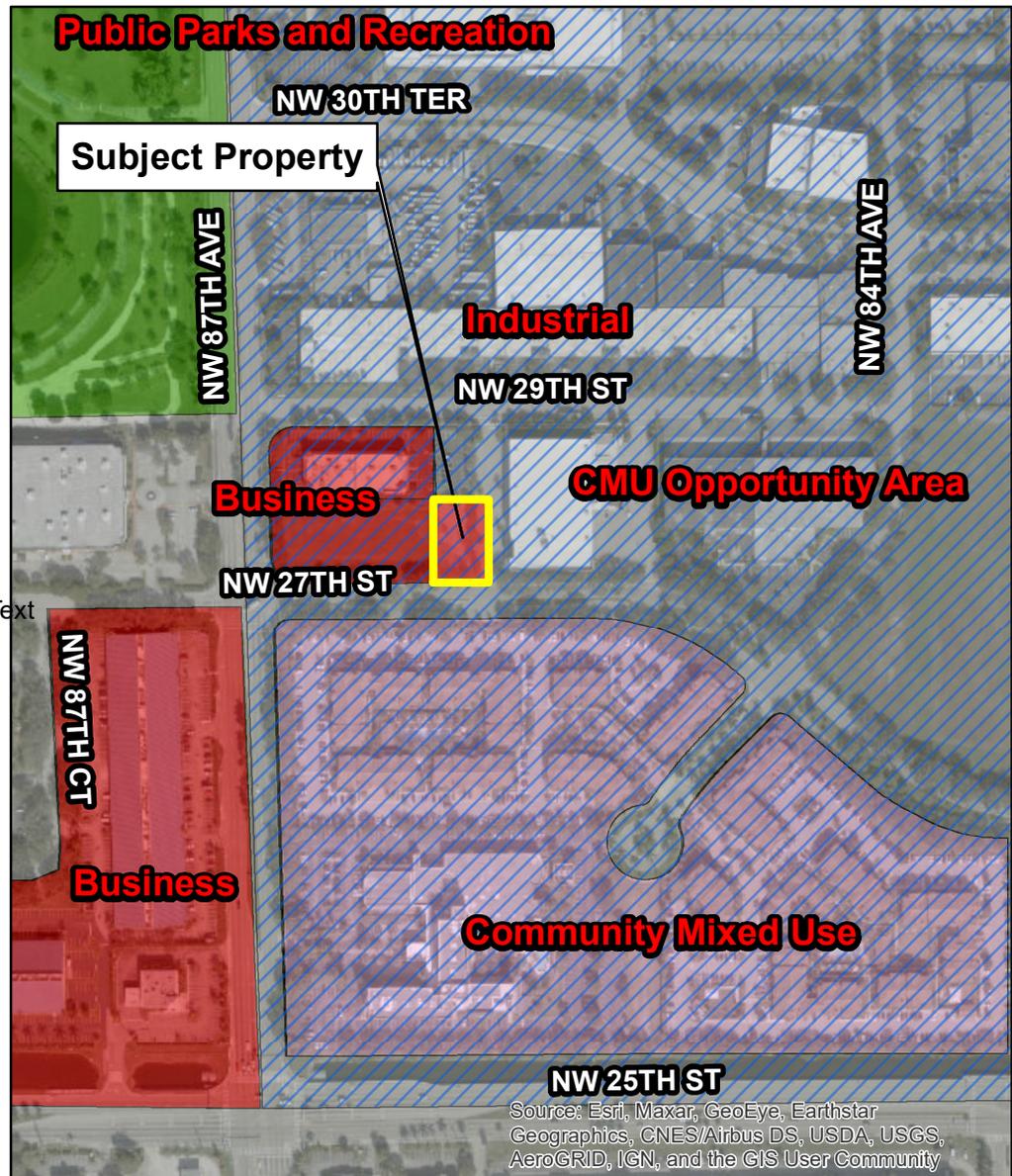
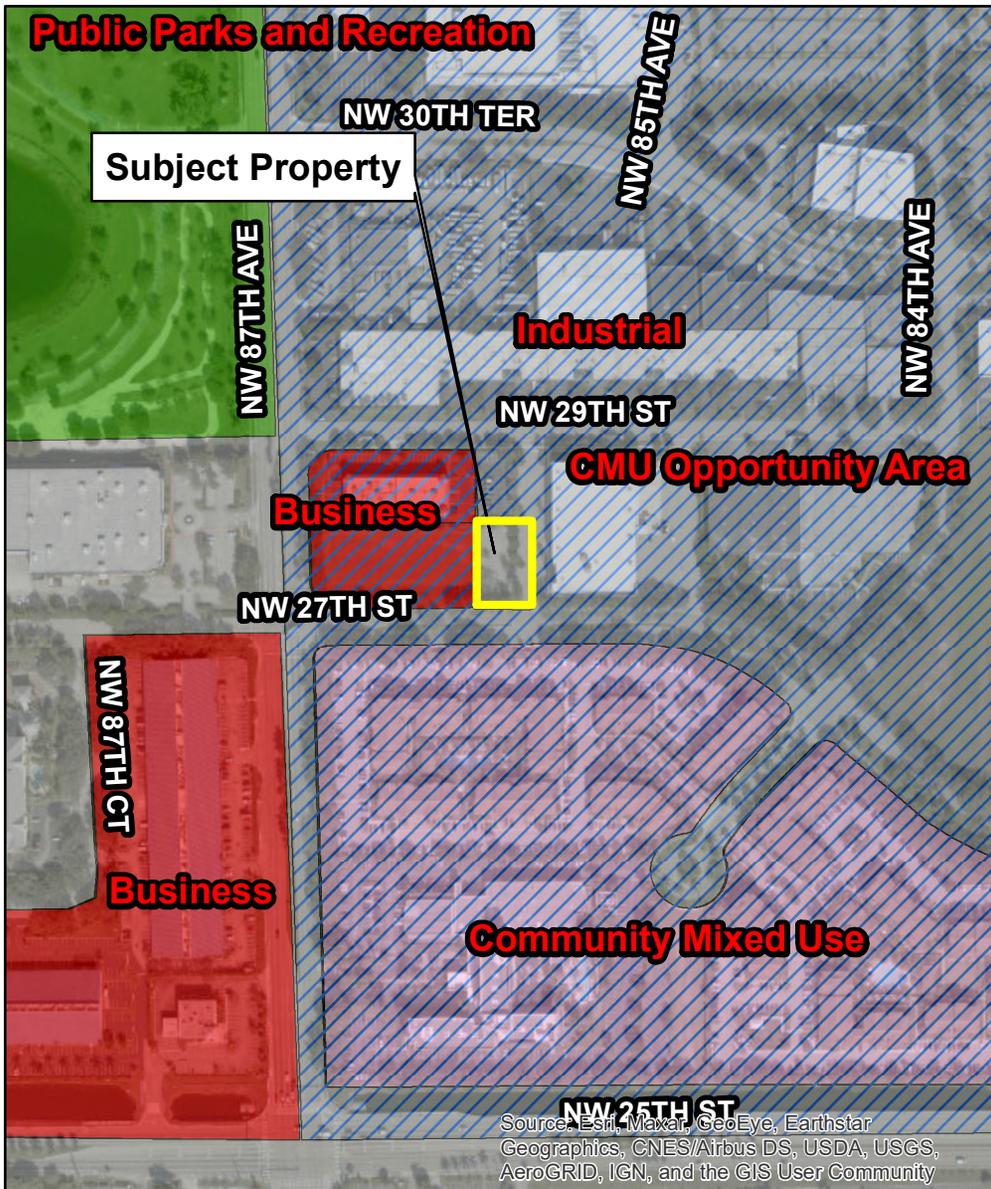
EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

The East 80 feet of the West 129 feet of Tract "I" of "TRANSAL CORPORATE PARK AMENDED", according to the plat thereof, as recorded in Plat Book 149, at Page 64, of the Public Records of Miami-Dade County, Florida, LESS the North 145 feet thereof.

Containing a net area of 13,190 Square Feet or 0.30 Acres, more or less, by calculations.

EXHIBIT “B”



Existing Future Land Use Designation

City of Doral

Proposed Future Land Use Designation

Legend

-  CMU Opportunity Area
-  Business (B)
-  Community Mixed Use (CMU)
-  Industrial (IND)
-  Public Park (PubPark)
-  City Limits



**Planning & Zoning Department
Future Land Use Map Amendment**

