

**ORDINANCE #2014-35**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF THREE (3) CITY PARKS TOTALING 27.6 ACRES GENERALLY LOCATED ON N.W.114<sup>TH</sup> AVENUE BETWEEN N.W. 80<sup>TH</sup> STREET AND N.W. 82<sup>ND</sup> STREET, 11645 N.W. 50<sup>TH</sup> STREET, AND 10190 N.W. 33<sup>RD</sup> STREET, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA FROM MULTI-FAMILY 1 (MF-1) AND GENERAL USE (GU) TO INSTITUTIONAL PUBLIC FACILITY (IPF); AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, City of Doral Parks and Recreation Department ("Applicant"), has requested the rezoning of three (3) city parks totaling 27.6 ± acres generally located on N.W.114<sup>th</sup> Avenue between N.W. 80<sup>th</sup> Street and N.W. 82<sup>nd</sup> Street, 11645 N.W. 50<sup>th</sup> Street, and 10190 N.W. 33<sup>rd</sup> Street, as legally described in "Exhibit A", Doral, Florida from Multi-Family 1 (MF-1) and General Use (GU) to Institutional Public Facility (IPF), as depicted in "Exhibit B"; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the Land Development Code; and

**WHEREAS**, on September 17, 2014, 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 is in the best interest of the residents of the City of Doral; and

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

**WHEREAS**, the City Council finds that the proposed rezoning is consistent with the City's Comprehensive Development Master Plan and Land Development Code, as adopted and supported by staff and the City Council.

**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. Approval.** The rezoning of three (3) city parks totaling 27.6 ± acres, as legally described in “Exhibit A”, generally located on N.W.114<sup>th</sup> Avenue between N.W. 80<sup>th</sup> Street and N.W. 82<sup>nd</sup> Street, 11645 N.W. 50<sup>th</sup> Street, and 10190 N.W. 33<sup>rd</sup> Street, City of Doral, Florida from Multi-Family 1 (MF-1) and General Use (GU) to Institutional Public Facility (IPF); is hereby approved. (Exhibit A)

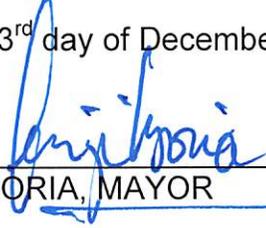
**Section 3. Effective Date.** This Ordinance shall be effective upon adoption of the Final Non-Appealable Order approving Ordinance No 2014-31 (the “Comprehensive Plan Amendment Ordinance”) if the Comprehensive Plan Amendment Ordinance is not ultimately approved this ordinance shall be void ab initio.

The foregoing Ordinance was offered by Vice Mayor Ruiz who moved its adoption. The motion was seconded by Councilmember Cabrera 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 | Yes |

PASSED AND ADOPTED on FIRST READING this 17<sup>th</sup> day of September, 2014.

PASSED AND ADOPTED on SECOND READING this 3<sup>rd</sup> day of December, 2014.

  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE SOLE USE  
OF THE CITY OF DORAL.

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, COLE,  
BIERMAN & POPOK, PL  
CITY ATTORNEY

# EXHIBIT "A"

## Legal Description

### **N.W. 114<sup>th</sup> Avenue Park:**

7 53 40 10 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 33; LOT SIZE IRREGULAR OR 17924-1087 0997 4 (17); F/A/U 30-3007-001-0330; COC 24208-4465 02 2006 4

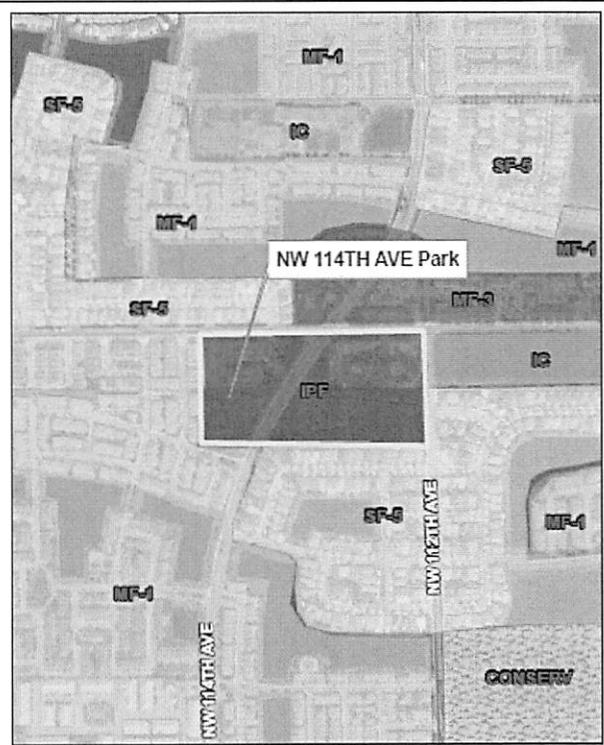
### **Trails & Tails Park:**

1953 40 8.126 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 48 LESS W35FT. & LESS E & N35 FT. FOR R/W OR 20111-4433 08/2001; F/A/U 30-3019-001-0250; OR 26886-4768 05 2009 18

### **Veterans Park:**

BEACON AT DORAL PB 164-063 T-22062 TRACT B (PARK SITE); LOT SIZE 57435 SQ. FT.; COC 25582-3610 04 2007 6 OR 26749 0365 02 09 18

# EXHIBIT "B"



- Legend**
- Single Family 5 (SF-5)
  - Multi Family 1 (MF-1)
  - Multi Family 3 (MF-3)
  - Industrial Commercial (IC)
  - Institutional Public Facility (PF)
  - General Use (GU)
  - Conservation (CONSERV)

Current Zoning

City of Doral

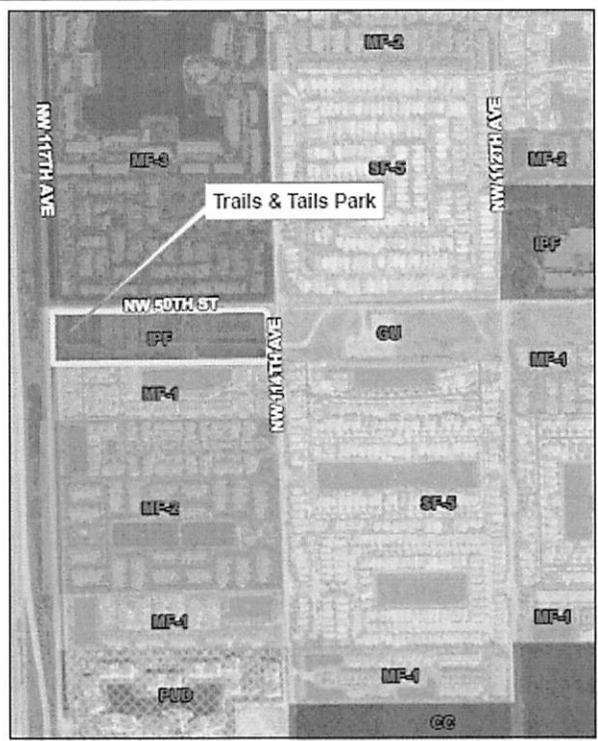
Proposed Zoning



Planning & Zoning Department  
**Zoning Map**



Map designed by Roger Miranda  
 8/22/2018



- Legend**
- Single Family 5 (SF-5)
  - Multi Family 1 (MF-1)
  - Multi Family 2 (MF-2)
  - Multi Family 3 (MF-3)
  - Planned Unit Development (PUD)
  - Condon Commercial (CC)
  - Institutional Public Facility (IPF)
  - General Use (GU)

Current Zoning

City of Doral

Proposed Zoning



Planning & Zoning Department  
Zoning Map



Map designed by Roger Winkler  
8/22/2014

