

ORDINANCE No. 2017-19

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A REZONING FROM INDUSTRIAL (I) TO OFFICE 3 (O-3) FOR 5 ACRES LOCATED AT 3265 NW 107 AVENUE, DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Eurocon, LLC (the “Applicant”) is requesting a rezoning from Industrial Use (I) to Office 3 (O-3) for 5 acres (Exhibit “A”) property located at 3265 N.W. 107th Avenue, Doral, Florida, as legally described in Exhibit “B”; and

WHEREAS, after careful review and deliberation, staff has determined that this application is in compliance with the Land Development Code; and

WHEREAS, on October 25, 2017 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 Doral; 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 zoning is consistent with the City's Comprehensive 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, AS FOLLOWS:

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

Section 2. Approval. The rezoning of the property totaling 4.9± acres located at 3265 NW 107th Avenue, Doral, Florida, from Industrial (I) to Office 3 (O-3) is hereby approved, as depicted in Exhibit A.

Section 3. Effective Date. This Ordinance shall become effective 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 Mariaca upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Ana Maria Rodriguez	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes

PASSED AND ADOPTED on FIRST READING this 25 day of October, 2017.

PASSED AND ADOPTED on SECOND READING this 15 day of November, 2017.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

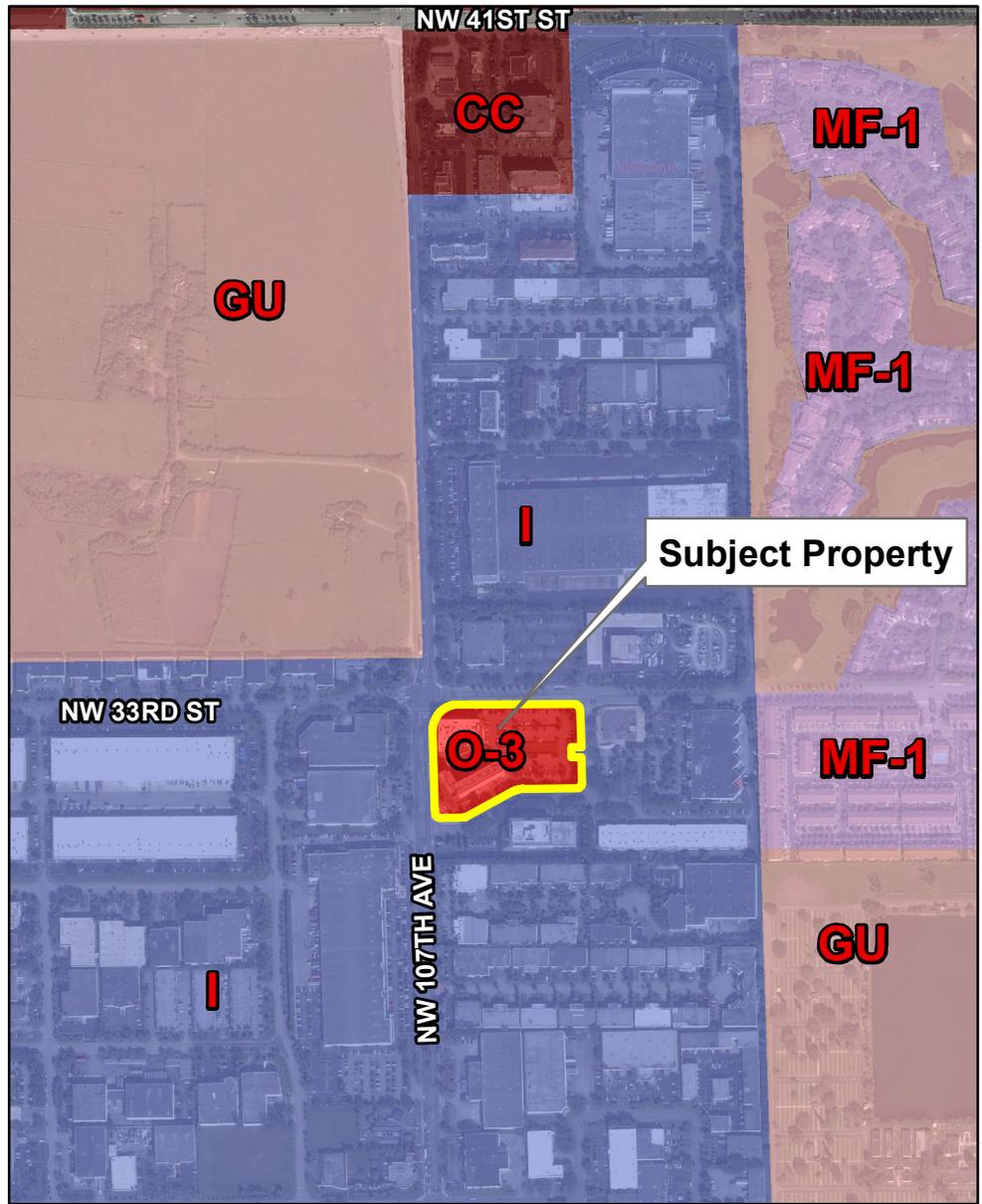
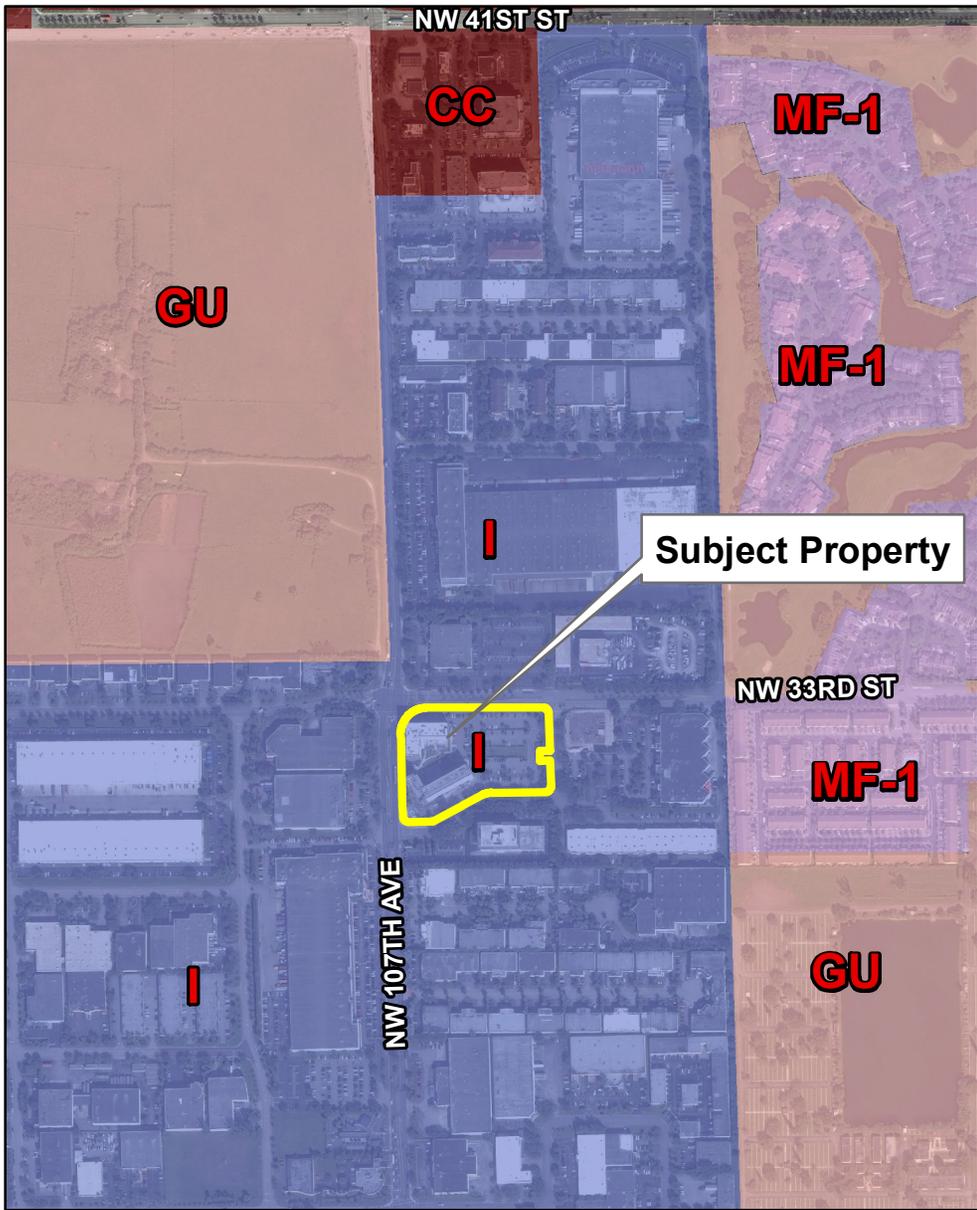


CONNIE DIAZ, CMC
CITY CLERK

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



- Legend**
- Multi Family 1 (MF-1)
 - Office 3 (O-3)
 - Planned Unit Development (PUD)
 - Corridor Commercial (CC)
 - Industrial (I)
 - General Use (GU)

Current Zoning

City of Doral



Planning & Zoning Department
Zoning Map

Proposed Zoning



EXHIBIT B

LEGAL DESCRIPTION

DORAL WEST PARK 1st ADDN PB 150-4 T-19518 TR C LOT SIZE 4.97 AC M/L FAU
30-3029-092-0010 F/A/U 30-3029-100-0010 COC 24924-3340 09 2006 1.