

**RESOLUTION No. 22-11**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY 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 A ±0.30 ACRE PARCEL GENERALLY LOCATED ON THE NORTHEAST CORNER OF NW 87 AVENUE AND NW 27 STREET INTERSECTION; 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, generally 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 future land use designation will allow for the development of commercial uses, in accordance with the Corridor Commercial district 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 53-211 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.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA SITTING AS THE LOCAL PLANNING AGENCY THAT:**

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

**Section 2. Approval.** The Local Planning Agency hereby recommends going forward without a recommendation to the Local Governing Body (City Council) of the amendment to the City's Comprehensive Plan, Future Land Use Map, to change (FLUM) designation on the Property from Industrial to Business, as depicted in "Exhibit B," which is attached hereto and made a part thereof.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its adoption by the Local Planning Agency (LPA).

The foregoing Resolution was offered by Councilmember Mariaca who moved its adoption. The motion was seconded by Councilmember Cabrera and 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	Yes
Councilman Oscar Puig-Corve	Yes

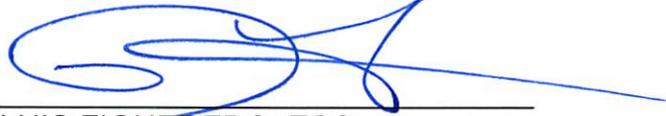
TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 26 DAY OF JANUARY, 2022.

  
\_\_\_\_\_  
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”

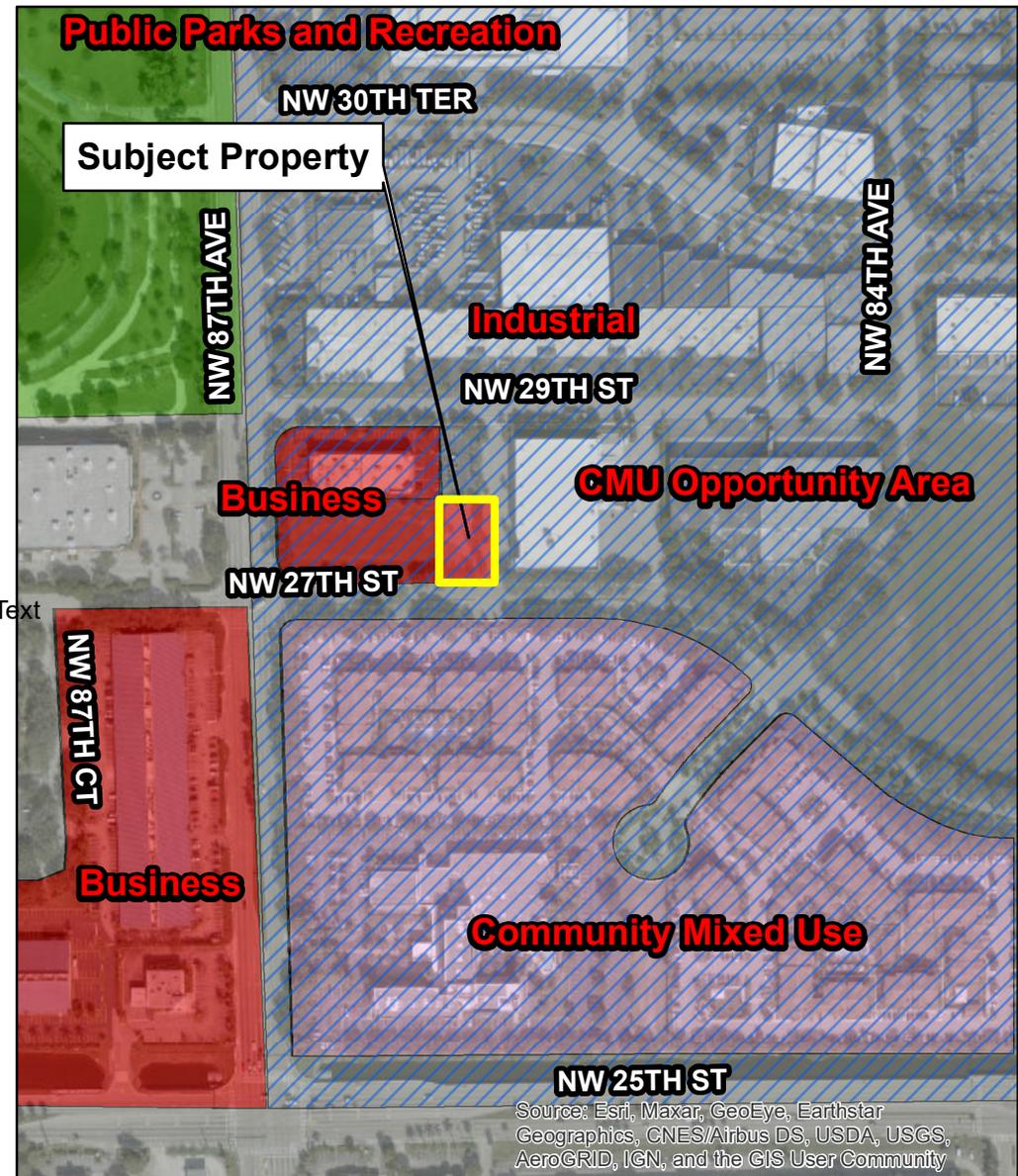
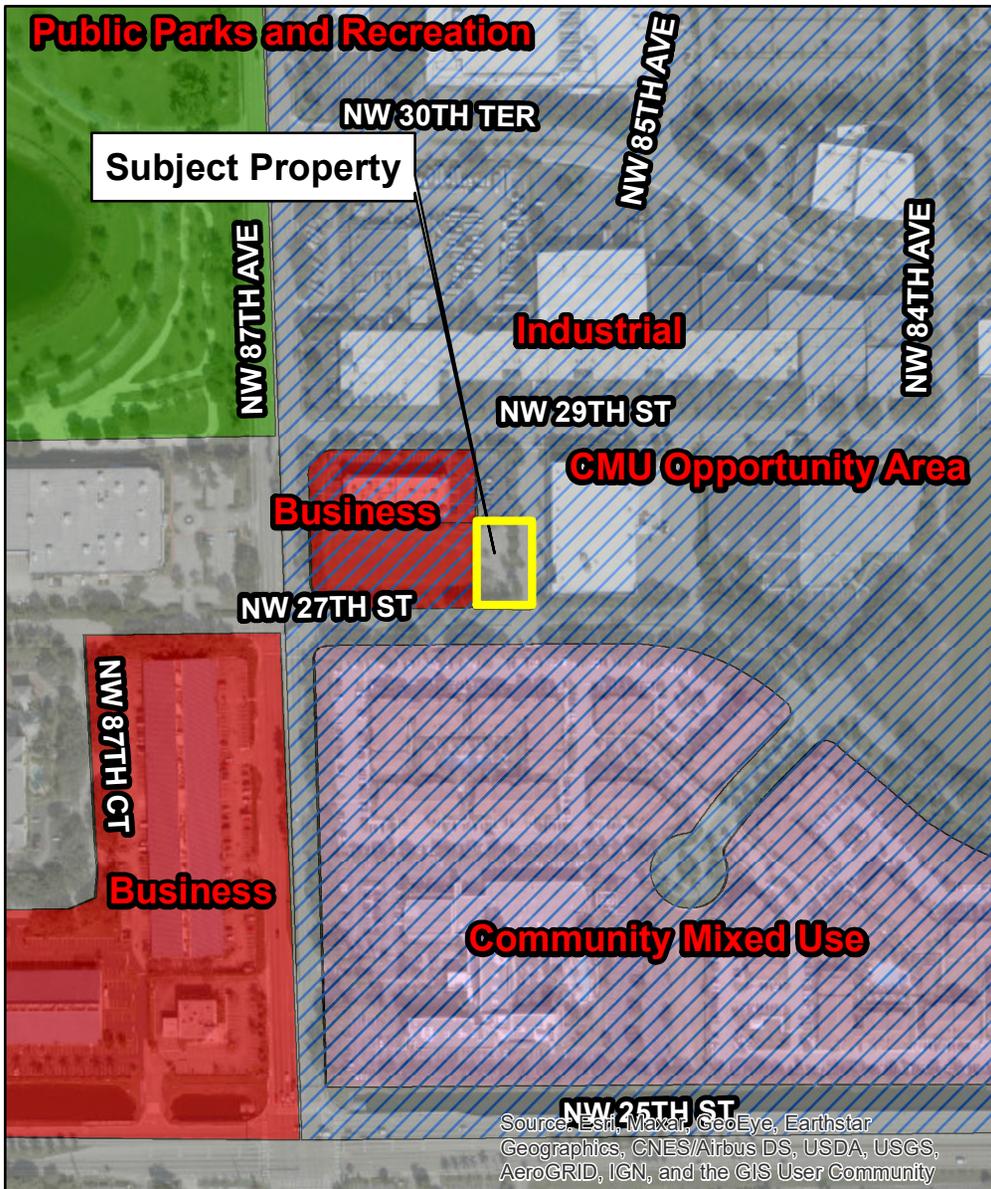
**EXHIBIT A**

**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**

