

ORDINANCE No. 2023-12

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM GENERAL USE DISTRICT (GU) TO CORRIDOR COMMERCIAL DISTRICT (CC) FOR ±11.6412 ACRES GENERALLY LOCATED SOUTH OF NW 41 STREET BETWEEN NW 107 AVENUE AND THEORETICAL NW 109 AVENUE; AND FROM GENERAL USE DISTRICT (GU) TO PRIVATE PARKS AND RECREATION DISTRICT FOR ±16.0994 ACRES GENERALLY LOCATED SOUTH OF NW 41 STREET BETWEEN THEORETICAL NW 109 AVENUE AND THEORETICAL NW 113 AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bridge Point Doral 2700, LLC (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from General Use District (GU) to Corridor Commercial (CC) for ±11.6412 acres generally located south of NW 41 Street between NW 107 Avenue and theoretical NW 109 Avenue, and from General Use District (GU) to Private Parks and Recreation District for ±16.0994 acres generally located south of NW 41 Street between theoretical NW 109 Avenue and theoretical NW 113 Avenue, further identified by a portion of folio number 35-3030-000-0020, as legally described in "Exhibit A"; and

WHEREAS, the proposed zoning map amendment is being submitted concurrently with a small-scale land use amendment to the Future Land Use Map (FLUM) from "Office Residential" (OR) to "Business" (B), as well as from "Office Residential" (OR) to "Private Parks and Open Space" (PPOS); and

WHEREAS, on January 12, 2023, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the rezoning application and provide comments to Applicant and city staff; and

WHEREAS, on April 26, 2023, 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 zoning map amendment as required by state law and local ordinances; and

WHEREAS, on April 26, 2023, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

WHEREAS, on May 24, 2023, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

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

WHEREAS, the Mayor and City Council finds that the adoption of the zoning map amendment 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 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 City Council of the City of Doral hereby approve an amendment to the City's Official Zoning Map from General Use District (GU) to Corridor Commercial District (CC) for ±11.6412 acres generally located south of NW 41 Street between NW 107 Avenue and theoretical NW 109 Avenue, and from General Use District (GU) to Private Parks and Recreation District for ±16.0994 acres generally located South of NW 41 Street between theoretical NW 109 Avenue and theoretical NW 113 Avenue, 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 Vice Mayor Pineyro who moved its adoption. The motion was seconded by Councilmember Cabral upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Rafael Pineyro	Yes
Councilwoman Digna Cabral	Yes
Councilwoman Maureen Porras	Yes
Councilman Oscar Puig-Corve	Yes

PASSED AND ADOPTED on FIRST READING this 26 day of April, 2023.

PASSED AND ADOPTED on SECOND READING this 24 day of May, 2023.



CHRISTI FRAGA, 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:



VALERIE VICENTE, ESQ. for
NABORS, GIBLIN & NICKERSON, P.A.
CITY ATTORNEY

EXHIBIT “A”

EXHIBIT A TO LETTER OF INTENT



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED COMMERCIAL CORRIDOR ZONING PARCEL AT BRIDGE POINT DORAL

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 01°46'58" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FOR 55.02 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°34'32" EAST, ALONG SAID PARALLEL LINE, 1984.25 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°34'32" EAST, ALONG SAID PARALLEL LINE, 571.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 88°40'38", FOR AN ARC DISTANCE OF 69.65 FEET TO A POINT OF TANGENCY ON A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 01°44'50" EAST ALONG SAID PARALLEL LINE 50.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2290.00 FEET AND A CENTRAL ANGLE OF 06°58'41", FOR AN ARC DISTANCE OF 278.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°43'31" EAST 36.06 FEET; THENCE NORTH 89°39'39" WEST 639.33 FEET; THENCE NORTH 01°27'45" WEST 398.92 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 250,369 SQUARE FEET (5.7477 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30-53-40 BEING N89°34'40"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CLIENT: BRIDGE INDUSTRIAL

SCALE: N/A

DRAWN: DCW

ORDER NO.: 70063C

DATE: 6/8/22; REV. TITLE 11/11/22

COMMERCIAL CORRIDOR ZONING PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F Pulice

Digitally signed by John F

Pulice

Date: 2022.11.14 09:27:49

-05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

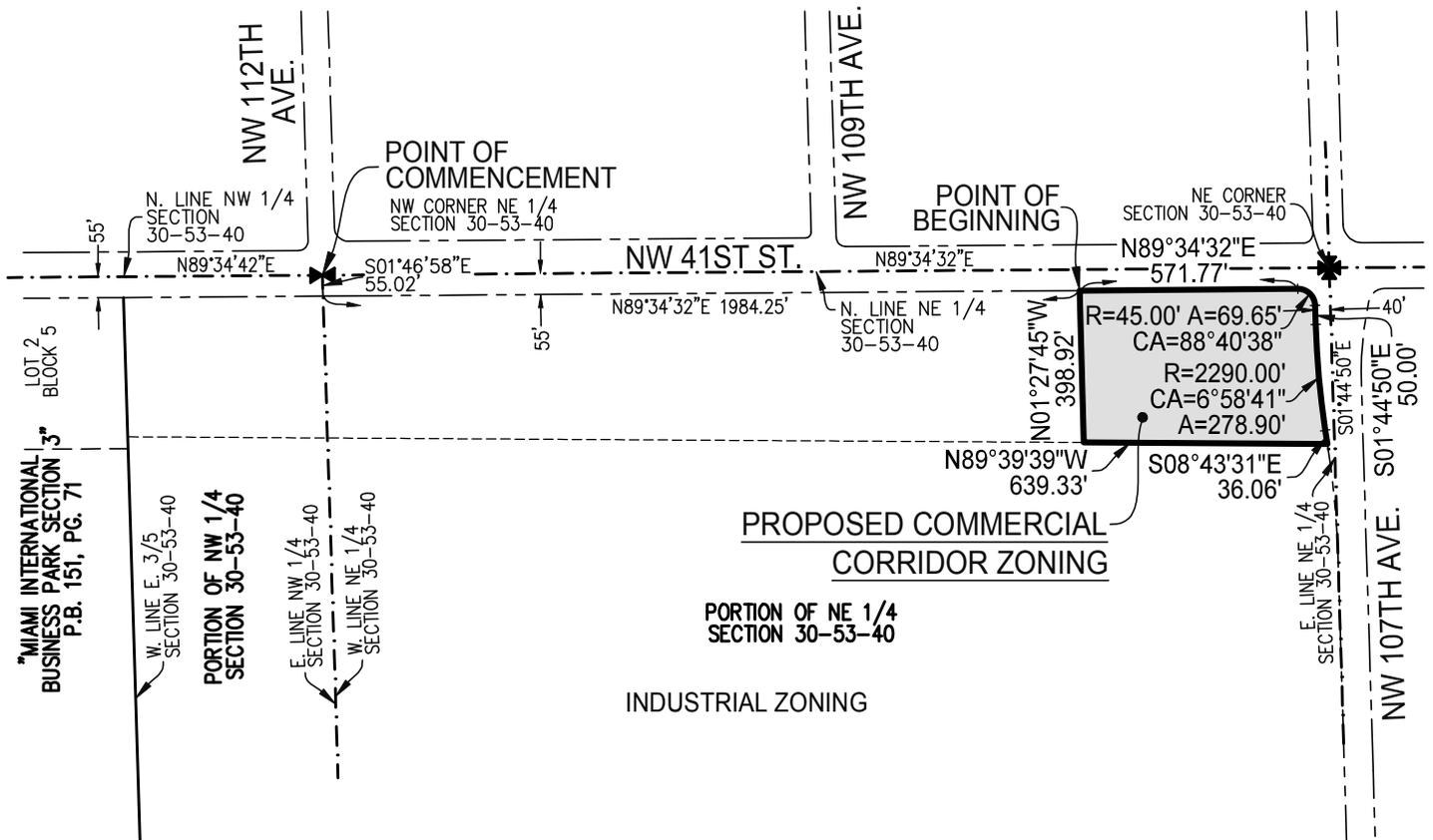
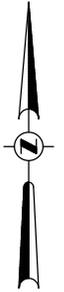
BY

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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: BRIDGE INDUSTRIAL

SCALE: 1"=500'

DRAWN: DCW

ORDER NO.: 70063C

DATE: 6/8/22; REV. TITLE 11/11/22

COMMERCIAL CORRIDOR ZONING PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

- A = ARC LENGTH
- CA = CENTRAL ANGLE
- P.B. = PLAT BOOK
- PG. = PAGE
- R = RADIUS

EXHIBIT B TO LETTER OF INTENT

SKETCH AND LEGAL DESCRIPTION

BY

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SUNRISE, FLORIDA 33351

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CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED BUSINESS LAND USE / COMMERCIAL CORRIDOR ZONING PARCEL AT BRIDGE POINT DORAL

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 01°46'58" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FOR 55.02 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°34'32" EAST, ALONG SAID PARALLEL LINE, 1337.07 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°34'32" EAST ALONG SAID PARALLEL LINE 647.18 FEET; THENCE SOUTH 01°27'45" EAST 398.92 FEET; THENCE NORTH 89°39'39" WEST 654.48 FEET; THENCE NORTH 00°25'20" WEST 390.13 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 256,719 SQUARE FEET (5.8935 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30-53-40 BEING N89°34'40"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 70296A

DATE: 8/17/22; REVISED 11/11/22

BUSINESS LAND USE PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 1 OF 2

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John F Pulice

Digitally signed by John F Pulice

Date: 2022.11.14 09:21:27

-05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

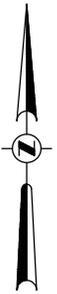
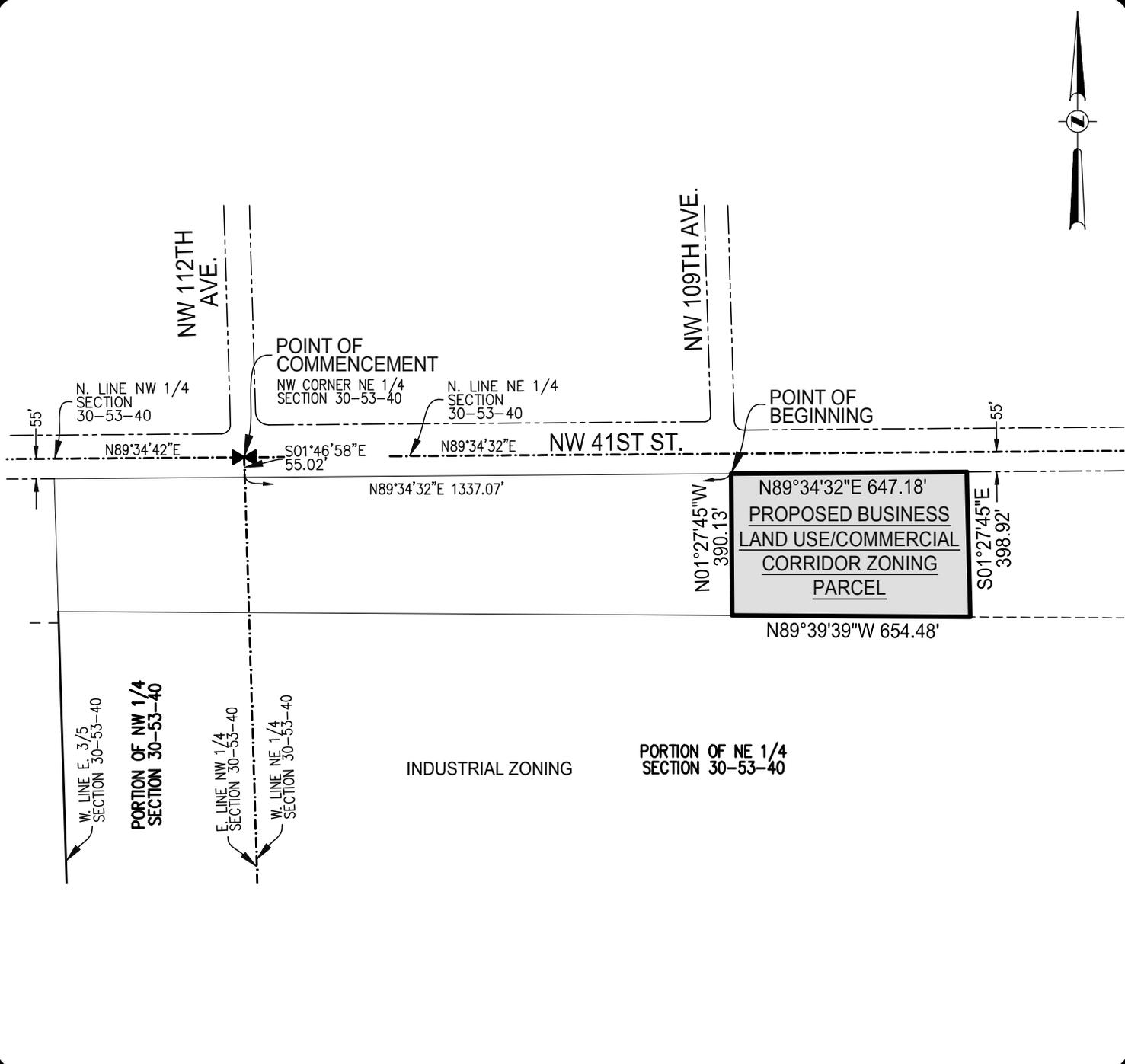
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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200' DRAWN: DCW

ORDER NO.: 70296A

DATE: 8/17/22; REVISED 11/11/22

BUSINESS LAND USE PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

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 CA = CENTRAL ANGLE
 R = RADIUS

EXHIBIT C TO LETTER OF INTENT

SKETCH AND LEGAL DESCRIPTION

BY

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SUNRISE, FLORIDA 33351

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CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED PRIVATE PARKS AND OPEN SPACE PARCEL AT BRIDGE POINT DORAL

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST 3/5 OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 2,795.85 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 01°46'58" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FOR 55.02 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 AND THE **POINT OF BEGINNING**; THENCE NORTH 89°34'32" EAST, ALONG SAID PARALLEL LINE, 1337.07 FEET; THENCE SOUTH 00°25'20" EAST 1390.13 FEET; THENCE NORTH 89°39'39" WEST 1852.36 FEET TO A POINT ON THE WEST LINE OF SAID EAST 3/5 OF SECTION 30; THENCE NORTH 01°44'50" WEST ALONG SAID LINE 365.57 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 89°34'42" EAST ALONG SAID PARALLEL LINE 523.57 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAIN 701,290 SQUARE FEET (16.0994 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30-53-40 BEING N89°34'40"E.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 70704

DATE: 11/11/22

PRIVATE PARKS AND OPEN SPACE PARCEL

DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR: BRIDGE POINT DORAL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F Pulice

Digitally signed by John F Pulice

Date: 2022.11.14 09:21:58

-05'00"

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

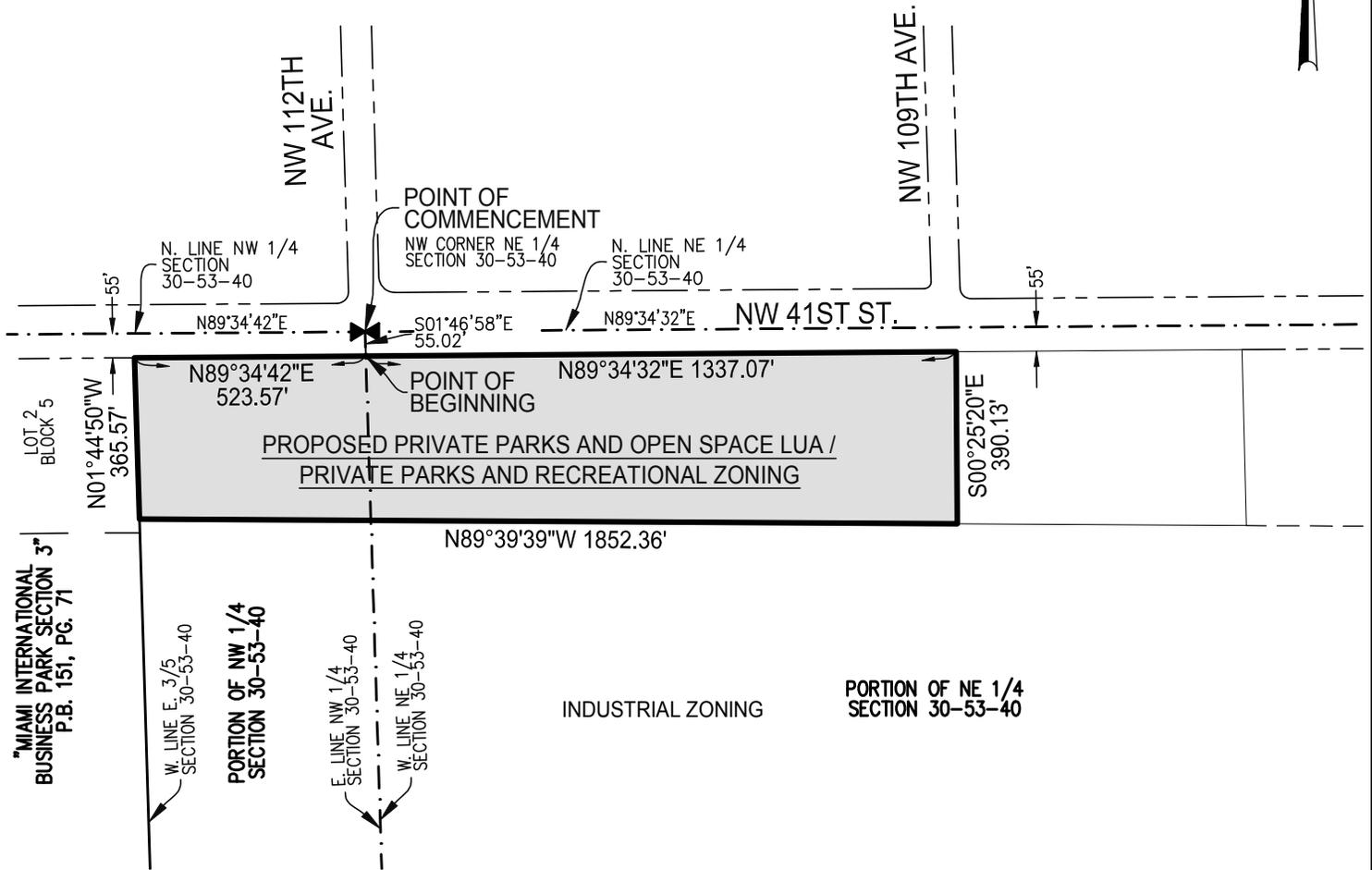
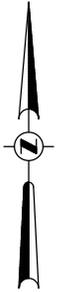
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CERTIFICATE OF AUTHORIZATION LB#3870



MIAMI INTERNATIONAL
BUSINESS PARK SECTION 3
P.B. 151, PG. 71

LOT 2
BLOCK 5

CLIENT: BRIDGE DEVELOPMENT PARTNERS LLC	
SCALE: 1"=400'	DRAWN: DCW
ORDER NO.: 70704	
DATE: 11/11/22	
PRIVATE PARKS AND OPEN SPACE PARCEL	
DORAL, MIAMI-DADE COUNTY, FLORIDA	
FOR: BRIDGE POINT DORAL	

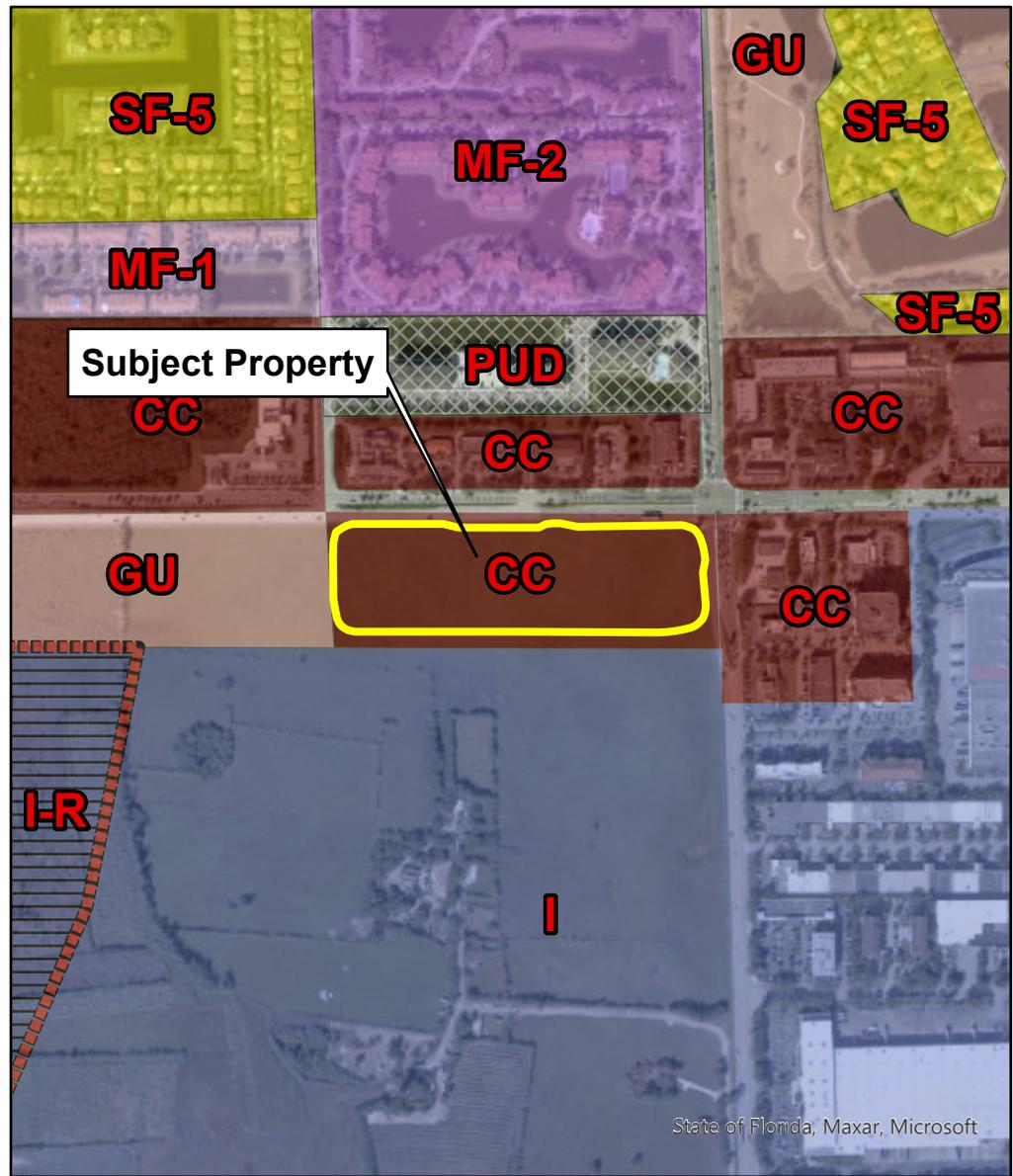
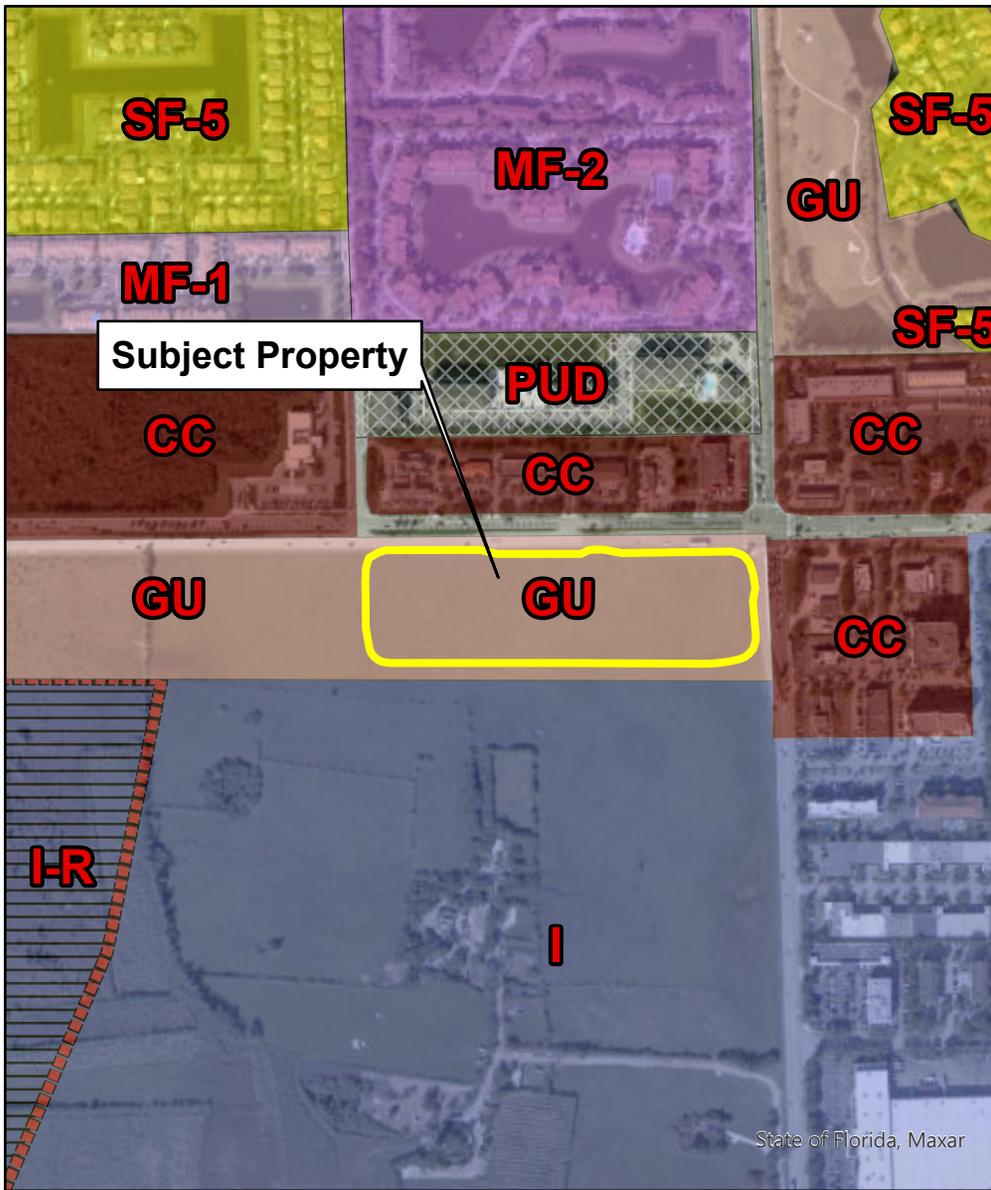
SHEET 2 OF 2

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LEGEND & ABBREVIATIONS:

A = ARC LENGTH
 CA = CENTRAL ANGLE
 R = RADIUS

EXHIBIT “B”



Current Zoning

- Single Family 5 (SF-5)
- Multi Family 1 (MF-1)
- Multi Family 2 (MF-2)
- Planned Unit Development (PUD)
- Corridor Commercial (CC)
- Industrial (I)
- Industrial Restrictive (I-R)
- General Use (GU)

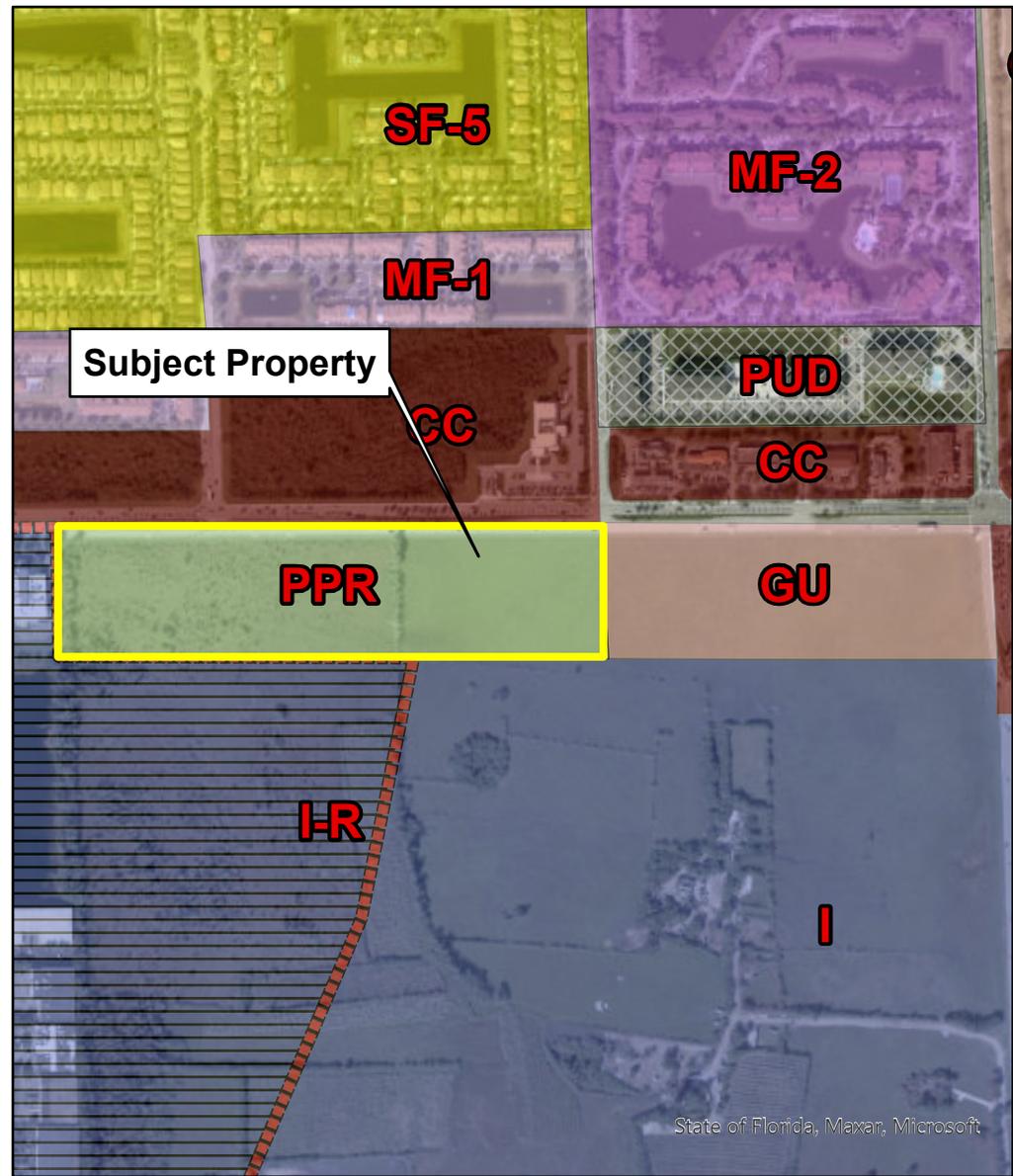
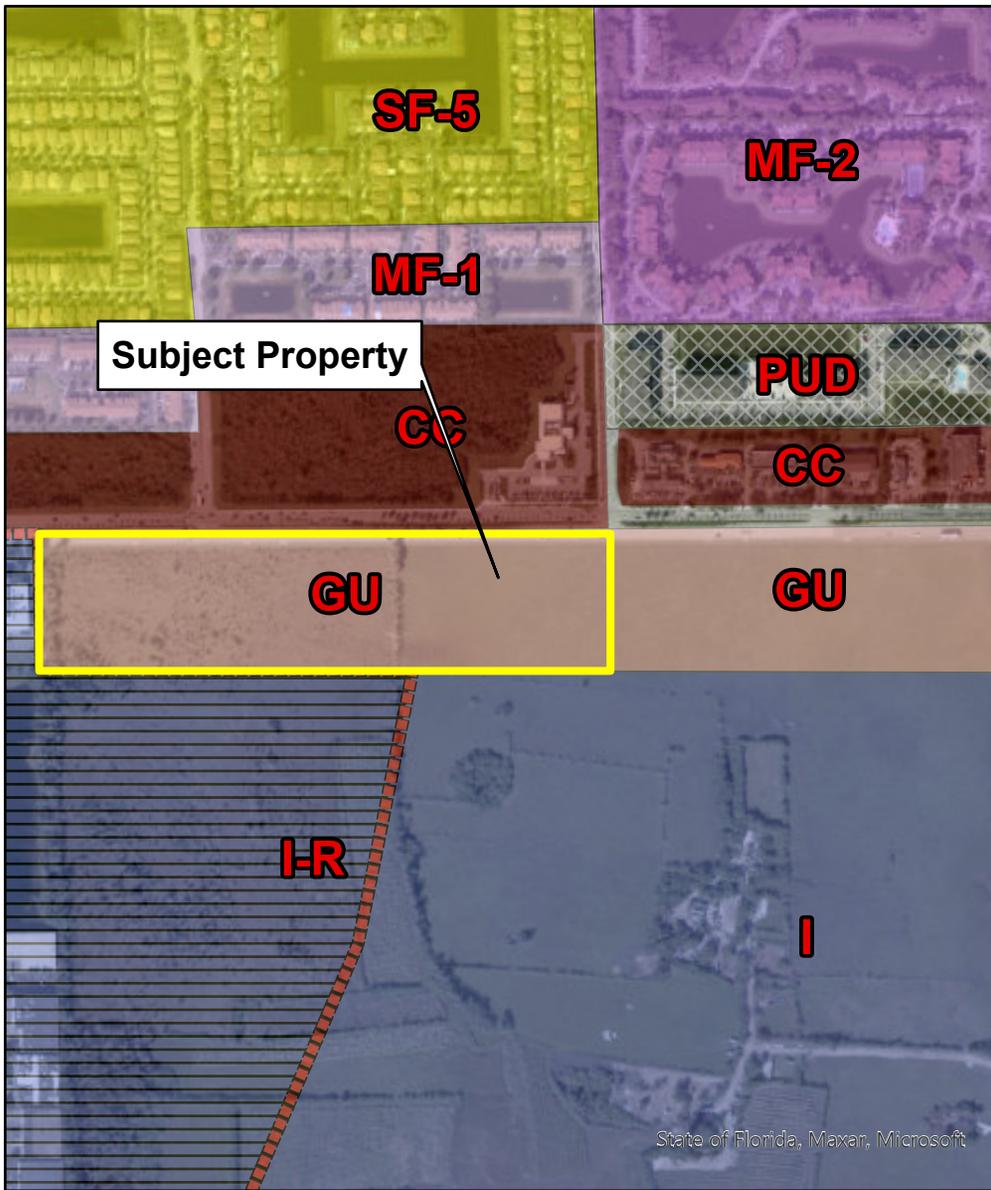
City of Doral



Proposed Re-Zoning



Planning & Zoning Department
Bridge Point Retail Parcel Zoning Map



Current Zoning

- Single Family 5 (SF-5)
- Multi Family 1 (MF-1)
- Multi Family 2 (MF-2)
- Planned Unit Development (PUD)
- Corridor Commercial (CC)
- Industrial (I)
- Industrial Restrictive (I-R)
- General Use (GU)

City of Doral



Proposed Re-Zoning



Planning & Zoning Department

Bridge Point Private Parks Parcel Zoning Map