

**RESOLUTION No. 15-131**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, GOING FORWARD WITHOUT A RECOMMENDATION OF A REZONING FROM INDUSTRIAL DISTRICT (“I”) TO CORRIDOR COMMERCIAL DISTRICT (“CC”) OF 2.96± ACRES FOR THE PROPERTIES GENERALLY LOCATED AT 8690 NORTHWEST 58 STREET AND 5675 NORTHWEST 87 AVENUE, CITY OF DORAL, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Doral 87 Group, LLC, ("Applicant"), has requested approval of a rezoning of 2.96± acres from Industrial (I) to Corridor Commercial (CC), as depicted in Exhibit A, for the properties located at 8690 N.W. 58<sup>th</sup> Street and 5675 Northwest 87 Avenue, Doral, Florida; and legally described in Exhibit B; and.

**WHEREAS**, on August 5, 2015, the City of Doral sitting as the Local Planning Agency (LPA) at a property advertised hearing received testimony and evidence related to the Application from the Applicant and other persons and found that the rezoning amendment is consistent with the Comprehensive Plan and Land Development Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND 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 a part hereof by this reference.

**Section 2. Decision.** The proposed rezoning amendment is consistent with the City’s Comprehensive Plan and Land Development Code, and therefore is passed without a recommendation.

**Section 3. Effective Date.** This Resolution shall be effective upon adoption.

The foregoing Resolution was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Councilmember Fraga 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 this 5 day of August, 2015



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LUIGI BORIA, MAYOR

ATTEST:



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CONNIE DIAZ, CITY CLERK

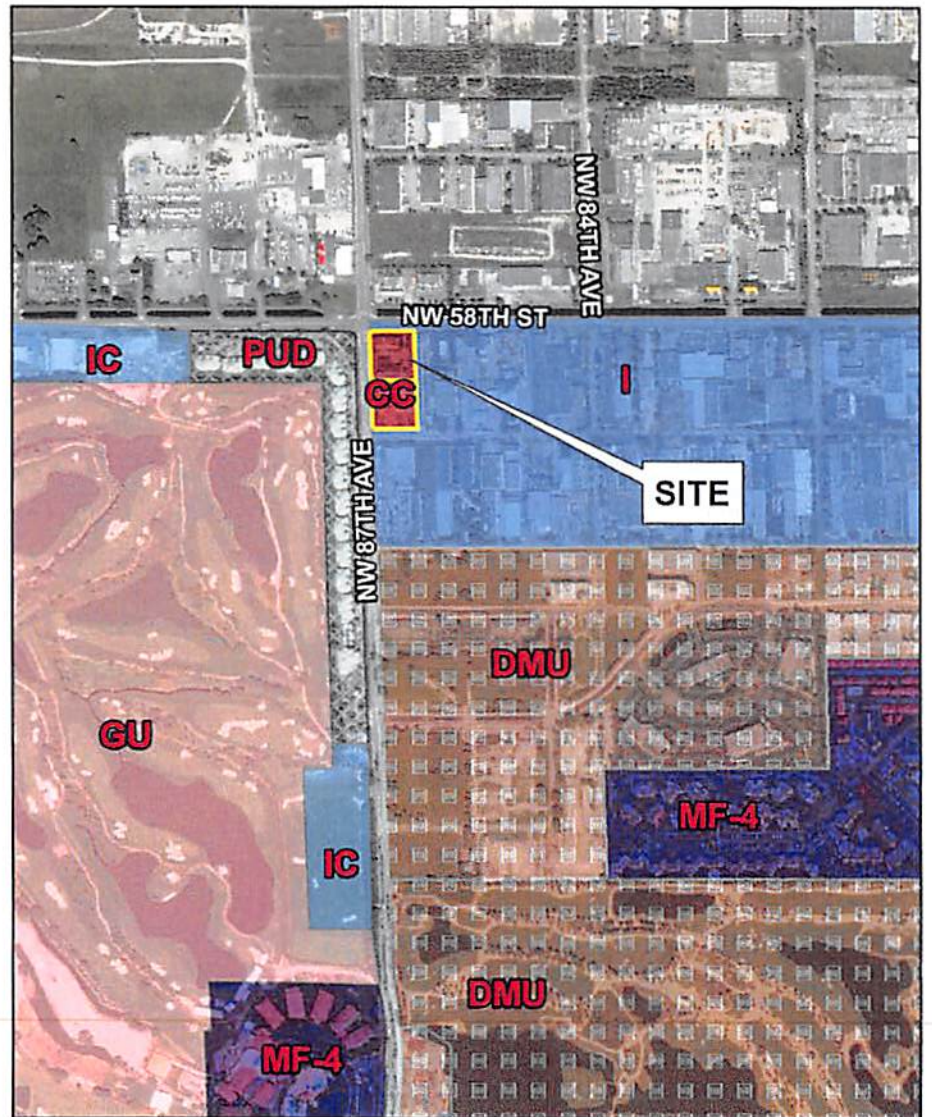
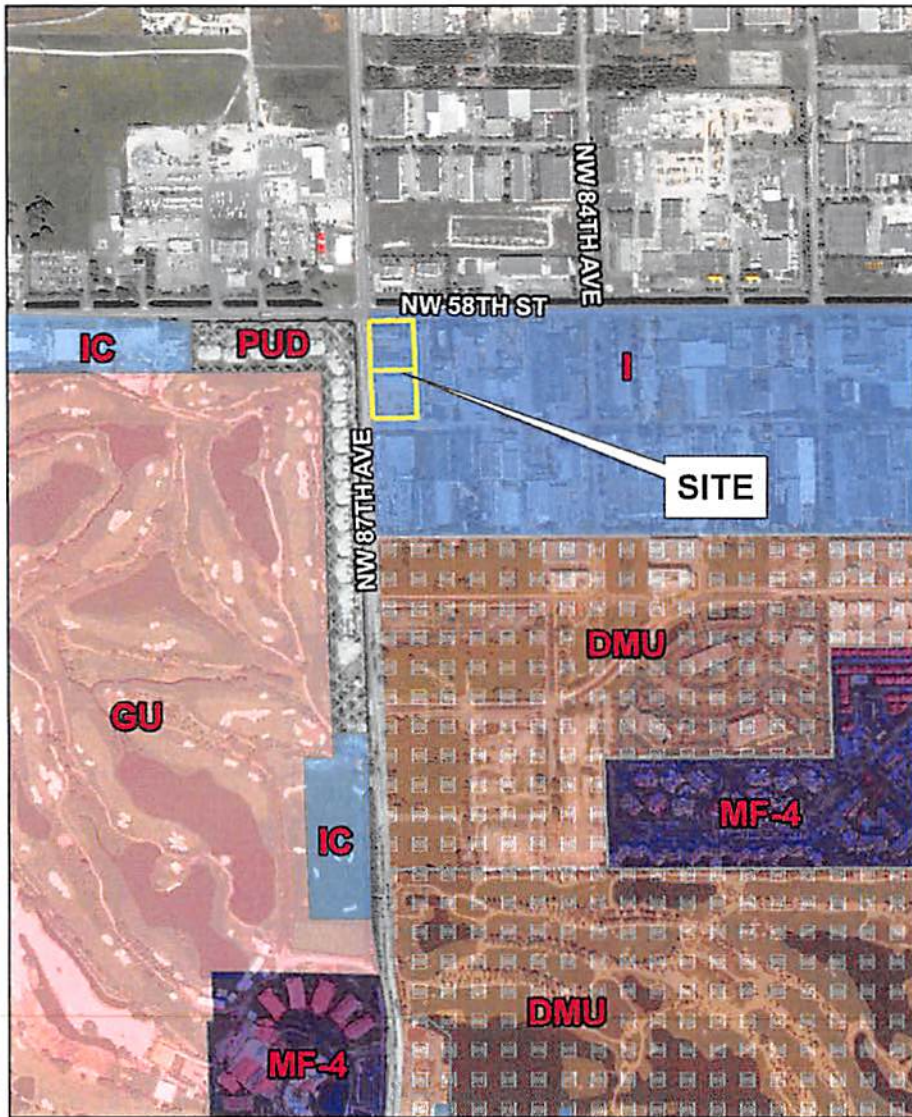
APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE SOLE USE  
OF THE CITY OF DORAL



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WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL  
CITY ATTORNEY

# EXHIBIT “A”



**Legend**

- Multi Family 4 (MF-4)
- Downtown Mixed Use (DMU)
- Planned Unit Development (PUD)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- Industrial (I)
- General Use (GU)

**Current Zoning**

**City of Doral**



**Planning & Zoning Department**

**Doral 87 Group LLC Zoning Map**

**Proposed Zoning**



**EXHIBIT A**

# EXHIBIT “B”

## EXHIBIT B

Legal description for the subject property:

### PARCELA

The West 132.185 feet of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22 Township 53 South, Range 40 East less the West 35 feet, and less the North 35 feet thereof.

### PARCELE

The East 132.185 feet of the West 264.37 feet of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22 Township 53 South, Range 40 East, less the North 35 feet thereof.

### PARCEL C

The East 132.20 feet of the West 264.40 feet of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22, Township 53 South, Range 40 East less the South 25 feet thereof.

### PARCEL D

The West 132.20 feet of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22 Township 53 South, Range 40 East less the South 25 feet and less the West 35 feet thereof.

### **LESS THE FOLLOWING PARCELS:**

The South 10 feet of the North 45 feet of the West  $\frac{2}{5}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida.

**AND**

The East 5 feet of the West 40 feet of the North  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 22, less the North 35 feet thereof.

**AND**

The area bounded by the South line of the North 45 Feet of the NW  $\frac{1}{4}$  of said Section 22 and bounded by the East line of the West 40 feet of the NW  $\frac{1}{4}$  of said Section 22, and bounded by a 25 foot radius arc concave to the Southeast said arc being tangent to both of the last described lines.

**AND**

The East 5 feet of the West 40 feet of the South  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, and the North 10 feet of the South 35 feet of the West  $\frac{2}{5}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 22 and the area bounded by the East line of the West 40 feet of the South  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 22 and bounded by the North line of the South 35 feet of the West  $\frac{2}{5}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 22 and bounded by a 25 foot radius arc concave to the Northeast and being tangent to both the last described lines.