

ORDINANCE No. 2016-02

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY DORAL, FLORIDA, APPROVING THE REZONING OF 1.76 +/- ACRE PARCEL FROM INDUSTRIAL DISTRICT TO CORRIDOR COMMERCIAL DISTRICT FOR THE PROPERTY GENERALLY LOCATED AT 8650 NW 58 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Doral 87 Group, LLC, ("Applicant"), has requested approval of a rezoning of 1.76 +/- acre parcel from Industrial (I) to Corridor Commercial (CC), as depicted in Exhibit "A", for property located at 8650 Northwest 58th Street, Doral, Florida, as legally described in Exhibit "B"; and

WHEREAS, on September 16, 2015, the Mayor and City Council approved Ordinance No. 2015-31 approving the rezoning of the parcel from Industrial to Corridor Commercial for properties located adjacent (8690 NW 58th Street and 5675 NW 87 Avenue) to 8650 NW 58th Street; and

WHEREAS, the Applicant intends to incorporate the subject property as part of the 87th Avenue Doral Retail Development (Rezoning approved consistent with Ordinance No. 2015-31), and as such, the proposed land use amendment will allow for a greater flexibility for the redevelopment of the site with commercial and service uses in a manner consistent with Comprehensive Plan; and

WHEREAS, the proposed rezoning will be consistent with the future development pattern along Northwest 58th Street from the Palmetto Expressway to Northwest 97th Avenue; and

WHEREAS, on January 27, 2016, 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

WHEREAS, after careful review and deliberation, staff has determined that this application is consistent with the City's Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, THAT:

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

Section 2. Decision. The rezoning of the property totaling 1.76 +/- acre parcel from Industrial (I) to Corridor Commercial (CC), as depicted in ("Exhibit A"), located at 8650 NW 58th Street, Doral, Florida is hereby approved.

Section 3. Implementation. The City Manager and the City Attorney are hereby further authorized to take such further action as may be necessary to implement the purpose and provisions of this Ordinance.

Section 4. Effective Date. This Ordinance shall be effective upon adoption of the Final Non-Appealable Order approving Ordinance No 2016-__ (the Small-Scale Development Amendment to the City "Comprehensive Plan Future Land Map Ordinance"). If the Comprehensive Plan Amendment Ordinance is not ultimately approved this Ordinance shall be void abinitio.

The foregoing Ordinance was offered by Councilmember Ruiz who moved its adoption.

The motion was seconded by Vice Mayor Fraga and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Absent/Excused
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED on first reading this 27 day of January, 2016.

PASSED AND ADOPTED on second reading this 24 day of February, 2016.




LUIGI BORIA, MAYOR

ATTEST:

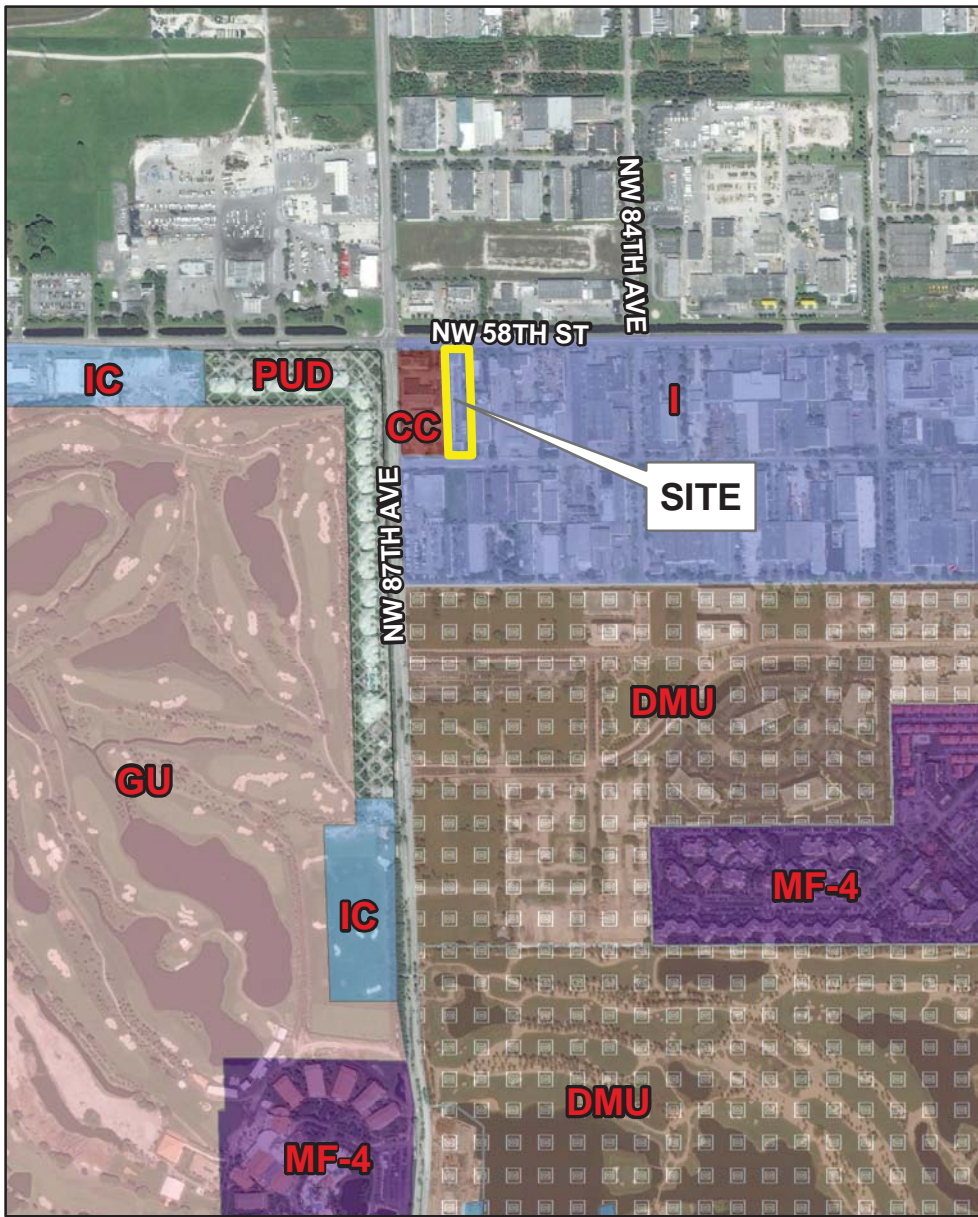


CONNIE DIAZ, CMC
CITY CLERK

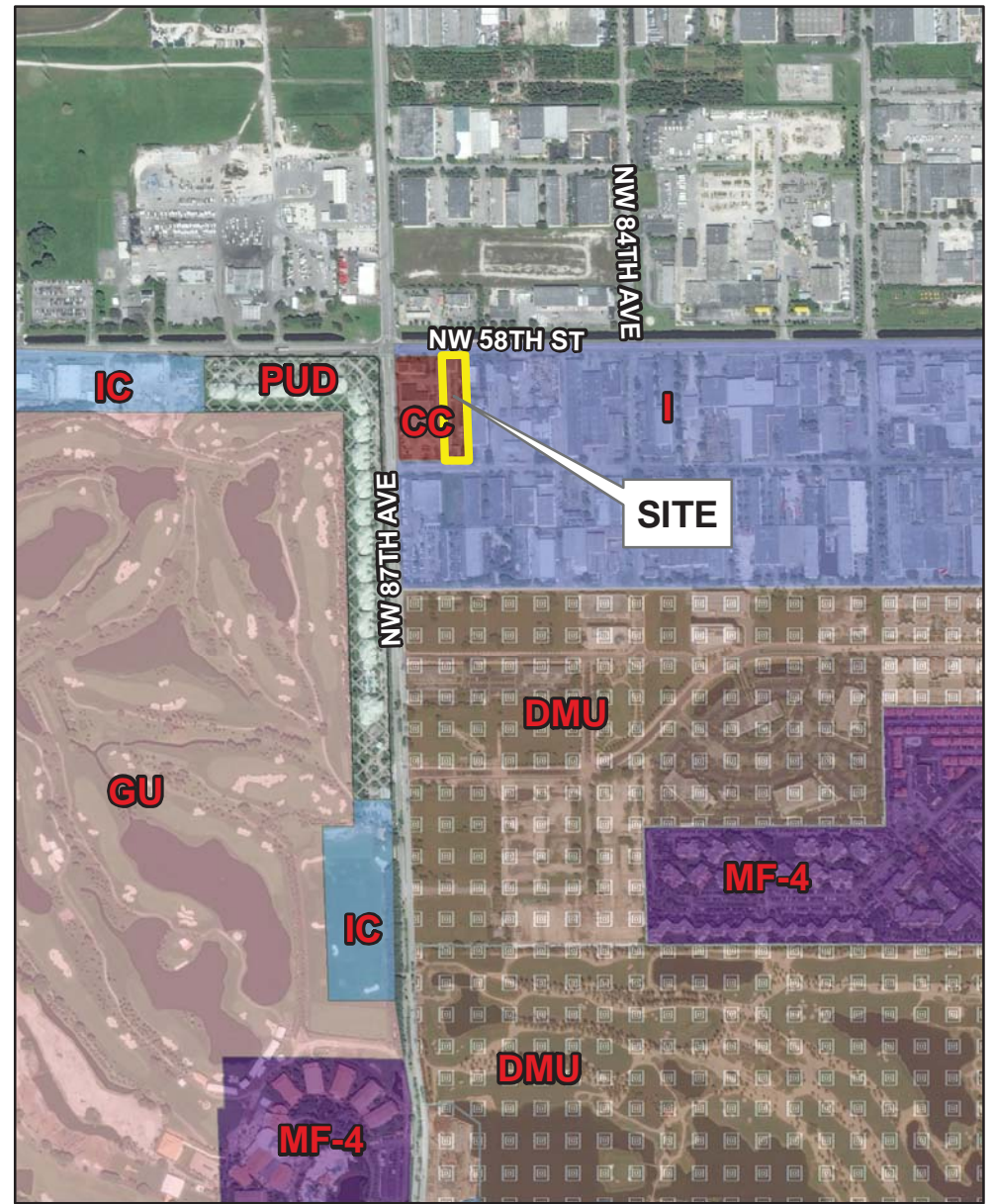
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



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



Current Zoning



Proposed Zoning

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)

City of Doral



Planning & Zoning Department

Zoning Map



EXHIBIT A

Exhibit B:

LEGAL DESCRIPTION: (METES & BOUNDS)

A Tract of land located in the Northwest 1/4 of Section 22, Township 53 South, Range 40 East, in Miami-Dade County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 53 South, Range 40 East; thence North 89°42'27" East along the North line of said Northwest 1/4 of Northwest 1/4 of Section 22, for a distance of 396.555 feet; thence South 01°42'56" East, for distance of 45.01 feet to the Point of Beginning, being that Point of Beginning located on the Southerly Right of Way line of NW 58th Street, thence continue South 01°42'56" East along the East line of the East 132.185 feet of the West 396.555 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 285.47 feet; thence North 89°41'40" East, for a distance of 0.045 feet; thence South 01°42'56" East along the East line of the East 132.20 feet of the West 396.00 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 295.47 feet to a point located on the Northerly Right of Way line of NW 56th Street; thence South 89°40'53" West, along said Northerly Right of Way line of NW 56th Street for a distance of 132.20 feet; thence North 01°42'56" West along the Westerly line of the East 132.20 feet of the West 396.60 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 295.50 feet; thence South 89°41'40" West for a distance of 0.03 feet; thence North 01°42'56" West along the Westerly line of the East 132.185 feet of the West 396.555 feet of the North 1/2 or the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 285.50 feet; thence North 89°42'27" East along a line parallel and 45 feet South of the North line of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 132.185 feet to the Point or Beginning, containing 1.76 acres more or less.