

**ORDINANCE No. 2015-29**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING FROM INDUSTRIAL COMMERCIAL DISTRICT (“IC”) TO CORRIDOR COMMERCIAL DISTRICT (“CC”) OF 4.4± ACRES FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF N.W. 58 STREET AND N.W. 97 AVENUE, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, 97 Property, LLC, ("Applicant"), has requested approval of a rezoning of a 4.4± acre parcel from Industrial Commercial (IC) to Corridor Commercial (CC), as depicted in Exhibit A, generally located on the southeast corner of N.W. 58<sup>th</sup> Street and N.W. 97<sup>th</sup> Avenue, Doral, Florida, as legally described in Exhibit B; and

**WHEREAS**, the proposed rezoning will allow for the redevelopment of the property in manner consistent with the underlining “Business” land use category, and in compliance with Section 53-42 of the Land Development Code; and

**WHEREAS**, the proposed rezoning will be consistent with the future development pattern along N.W. 58<sup>th</sup> Street from the Palmetto Expressway to N.W. 97<sup>th</sup> Avenue; and

**WHEREAS**, on September 16, 2015 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 CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1. Recitals.** The above recitals are true, correct, and incorporated herein by this reference.

**Section 2. Decision.** The rezoning of the property totaling 4.4± acres from Industrial Commercial (IC) to Corridor Commercial (CC), as depicted in Exhibit A, generally located on the southeast corner of N.W. 58<sup>th</sup> Street and N.W. 97<sup>th</sup> Avenue is hereby approved.

**Section 3. Effective Date.** This Ordinance shall become effective upon adoption.

The foregoing Ordinance was offered by Councilmember Cabrera who moved its adoption. The motion was seconded by Mayor Boria 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	Absent/Excused

PASSED AND ADOPTED on FIRST READING this 5 day of August, 2015.

PASSED AND ADOPTED on SECOND READING this 16 day of September, 2015.

  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CITY CLERK

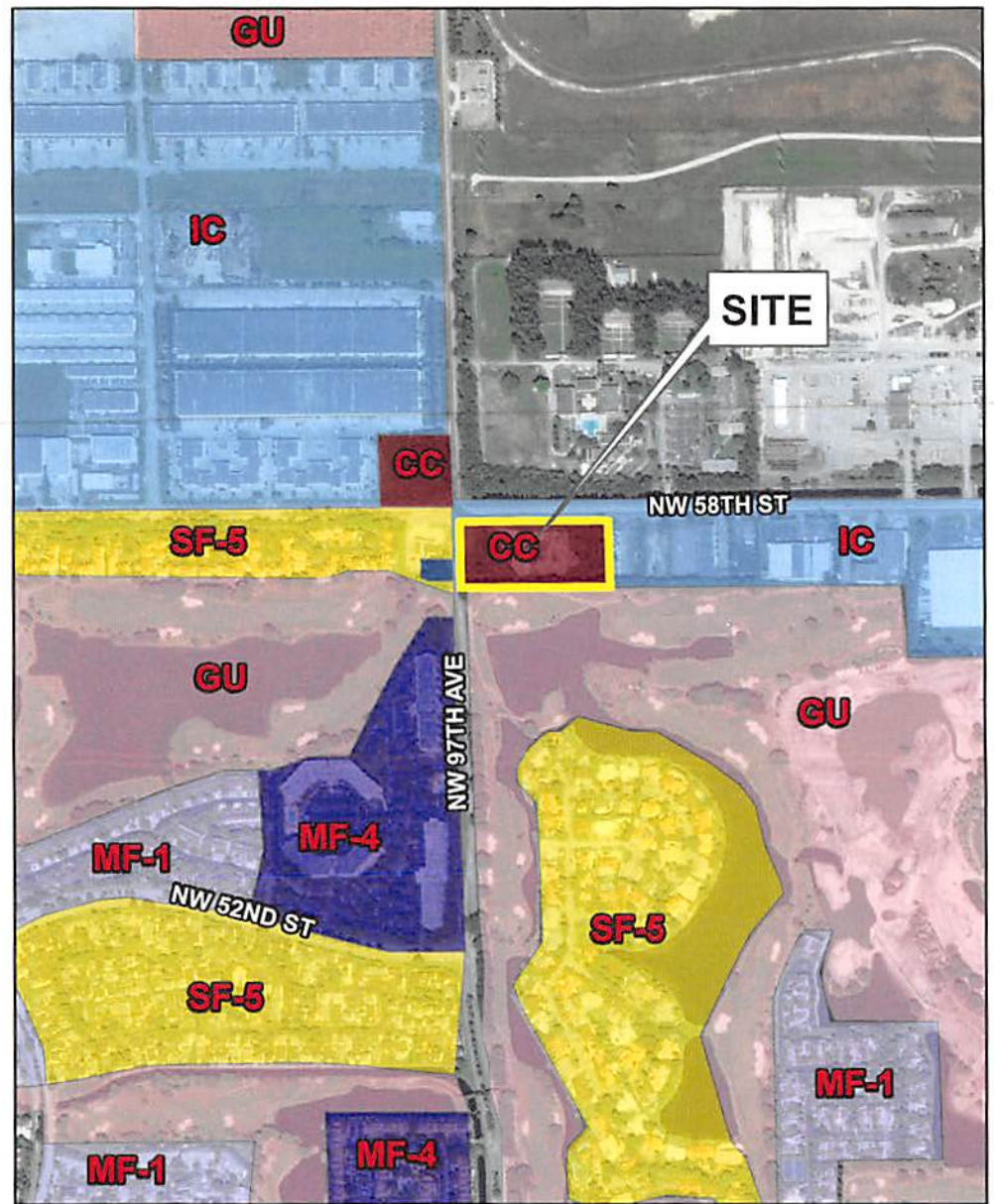
APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.  
CITY ATTORNEY

# EXHIBIT “A”



**Current Zoning**



**Proposed Zoning**

**Legend**

- Single Family 5 (SF-5)
- Multi Family 1 (MF-1)
- Multi Family 4 (MF-4)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- Institutional Public Facility (IPF)
- General Use (GU)

City of Doral



**Planning & Zoning Department**  
**97 Property LLC Zoning Map**

**EXHIBIT A**



**EXHIBIT "B"**

**LEGAL DESCRIPTION**

**Folio: 35-3021-001-0311**

The West 1/2 of Tract 32, LESS the North 40 feet, in Section 21, Township 53 South, Range 40 East, FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.