

RESOLUTION No. 15-130

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 SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP FROM INDUSTRIAL DISTRICT ("I") WITH A COMMUNITY MIXED USE OPPORTUNITY AREA ("CMUOA") OVERLAY TO BUSINESS DISTRICT("B") WITH A COMMUNITY MIXED USE OPPORTUNITY AREA ("CMUOA") OVERLAY FOR 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, ("the Applicant") is requesting an amendment to the Comprehensive Plan ("the Plan") to change the Future Land Use Map category from Industrial District (I) to Business District (B) with the existing Community Mixed Use Opportunity Area ("CMUOA") overlay for approximately 2.96± acres for the properties generally located at 8690 Northwest 58th Street and 5676 Northwest 87th Avenue, City of Doral, Florida, as depicted in Exhibit A, 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 properly advertised hearing received testimony and evidence related to the Application from the Applicants and other persons and found that the amendment to the Comprehensive Plan Future Land Use Map is consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY 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 a part hereof by this reference.

Section 2. Decision. The proposed future land use map amendment is consistent with the City's Comprehensive Plan, 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 Vice Mayor Ruiz 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.



LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, 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

EXHIBIT “A”



- Legend**
- Business (B)
 - Community Mixed Use (CMU)
 - Downtown Mixed Use (DMU)
 - High Density Residential (HDR)
 - Industrial (IND)
 - Low Density Residential (LDR)
 - Private Park (PrivPark)

Current Land Use

City of Doral



Planning & Zoning Department
Doral 87 Group LLC Land Use Map

Proposed Land Use

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.