

ORDINANCE # 2014-46

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF 4.35± ACRES LOCATED AT 8001 N.W. 36 STREET, DORAL, FLORIDA, FROM INDUSTRIAL COMMERCIAL DISTRICT (IC) TO OFFICE-3 DISTRICT (O-3); PROVIDING FOR RECORDATION AND EFFECTIVE DATE

WHEREAS, 36th Street Hospitality, LLC, ("Applicant"), has requested approval of a rezoning of 4.35± acres located at 8001 N.W. 36th Street, Doral, Florida, as legally described in ("Exhibit A") from Industrial Commercial District (IC) to Office-3 District (O-3), as depicted in ("Exhibit B"); and

WHEREAS, the proposed rezoning will correct an existing inconsistency between the Future Land Use Map designation "Office-Residential" and the current IC Zoning District; and

WHEREAS, the proposed rezoning is compatible with the development pattern emerging along this portion of N.W. 36th Street from N.W. 79th Avenue and N.W. 87th Avenue; and

WHEREAS, the proposed rezoning will allow for the development of the property with hotel, retail, and service uses consistent with the current Future Land Use Map designation; and

WHEREAS, on December 3rd, 2014, 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. A rezoning of 4.35± acres located at 8001 N.W. 36th Street Doral, Florida from Industrial Commercial District (IC) to Office-3 District (O-3) is consistent with the City's Comprehensive Plan and Land Development Code.

Section 3. Effective Date. This Ordinance shall be effective upon adoption.

The foregoing Ordinance was offered by Vice Mayor Ruiz, who moved its adoption. The motion was seconded by Councilmember Cabrera 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 on first reading this 3 day of December, 2014.

PASSED AND ADOPTED on second reading this 28 day of January, 2015.




LUIGI BORIA, MAYOR

ATTEST:



CONNIE DIAZ, INTERIM CITY CLERK

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



WEISS, SEROTA, HELFMAN,
COLE, BIERTMAN & POPOK, P.A.
CITY ATTORNEY

EXHIBIT “A”

LEGAL DESCRIPTION

LEGAL DESCRIPTION: 27 53 40 4.35 AC M/L; Fla Fruit Land Co Sub; PB 2-17; E1/2 of W1/2 Tracts 15 & 16 less N40Ft. of Tract 16 for Dade County; Canal R/W & Less S 55Ft. for RD; Lot Size 189486 Sq. Ft.; OR 10279-1322 0179 5; F/A/U 30-3027-001-0141.

“Exhibit B”

