

ORDINANCE No. 2016-22

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF 22 +/- ACRES OF LAND GENERALLY LOCATED AT 7800 NW 29 STREET DORAL, FLORIDA, FROM INDUSTRIAL (I) AND INDUSTRIAL COMMERCIAL (IC) TO CORRIDOR COMMERCIAL (CC); PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Public Health Trust (Applicant) is requesting the rezoning of ± 22 acres of land located at 7800 NW 29th Street, from Industrial (I) and Industrial Commercial (IC) to Corridor Commercial (CC) to develop a medical emergency facility and supporting infrastructure in a medical campus environment to meet the healthcare needs of the residences of Doral and surrounding communities to be called as “Jackson West”; and

WHEREAS, the proposed rezoning will allow the site to be consistent with the Business land use category in the Comprehensive Plan Future Land Use Map, which permits hospitals and medical buildings; and

WHEREAS, the proposed rezoning is consistent with the area’s existing development pattern; and

WHEREAS, on August 23, 2016 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 Applicant and other persons and found that the rezoning was consistent with the Comprehensive Plan.

WHEREAS, on September 28, 2016 the City Council conducted a duly advertised public hearing for this rezoning application and considered all comments received from the residents and interested stakeholders; and

WHEREAS, the City Council has reviewed the City's staff report, incorporated herein, which contains data and analysis supporting the rezoning; and

WHEREAS, after careful review and deliberation, staff has determined that this rezoning application is consistent with the Comprehensive Plan.

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

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

Section 2. Decision. The rezoning of ± 22 acres from Industrial (I) and Industrial Commercial (IC) to Corridor Commercial (CC), as legally described in Exhibit A, is hereby approved.

Section 3. Implementation. The City Manager and the City Attorney are hereby 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 become effective immediately upon its adoption.

The foregoing Ordinance was offered by Councilmember Rodriguez 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 Christi Fraga	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes


PASSED AND ADOPTED on first reading this 23 day of August, 2016.

PASSED AND ADOPTED on second reading this 28 day of September, 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

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL/FOLIO NO.: 35-3027-037-0010

Tract A, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL/FOLIO NO.: 35-3027-037-0030

Tract C, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida, LESS the following two parcels:

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 187.31 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 5.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 5.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 339.19 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 2.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 2.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.