

**RESOLUTION No. 17-189**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A NON-USE VARIANCE APPLICATION TO INCREASE THE INDUSTRIAL ZONING DISTRICT FLOOR AREA RATIO (FAR) IN SECTION 68-824 OF THE LAND DEVELOPMENT CODE, FROM .25 TO .31 FOR A PROPERTY LOCATED AT 3050 NW 84 AVENUE; PROVIDING FOR RECORDATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, FL 8455, LLC ("Applicant") is requesting approval of a non-use variance to Section 68-824 of the City's Land Development Code in order to increase the Industrial zoning district required Floor Area Ratio (FAR) from .25 to .31 for a property located 3050 NW 84<sup>th</sup> Avenue, Doral, Florida, as legally described in Exhibit "A"; and

**WHEREAS**, the purpose of this non-use variance is to cure a nonconformity to an existing industrial building created when the current Code of Ordinances of the City of Doral was approved; and

**WHEREAS**, on October 25, 2017, 2017, 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 variance is consistent with the Land Development Code; and

**WHEREAS**, the City Council hereby finds that the adoption of this resolution is in the best interest and welfare of the residents of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1.** The above recitals are true, correct, and incorporated herein and made a part hereof by this reference.

**Section 2. Approval.** The non-use variance to Section 68-824 of the City's Land Development Code in order to increase the Industrial zoning district required Floor Area Ratio (FAR) from .25 to .31 for a property located 3050 NW 84<sup>th</sup> Avenue, Doral, Florida, as legally described in Exhibit "A", is hereby approved.

**Section 3. Recordation.** Upon approval, this Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

**Section 4. 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 Resolution.

**Section 5. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Vice Mayor Cabrera who moved its adoption.

The motion was seconded by Councilmember Rodriguez and upon being put to a vote,

the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED this 25 day of October, 2017.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
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"

## **LEGAL DESCRIPTION:**

GALLOWAY FINANCIAL CENTER NORTH PB 144-4 T-18332 LOT 4 BLK 1 LOT SIZE  
1.94 AC FAU 30-3027-025-0010 THRU 0100 OR 16158-3754 1193 1 COC 24113-4060  
07 2005 1.