

RESOLUTION No. 16-23

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 THE REZONING OF 1.76 +/- ACRE PARCEL FROM INDUSTRIAL DISTRICT TO CORRIDOR COMMERCIAL DISTRICT FOR THE PROPERTY GENERALLY LOCATED AT 8650 NW 58 STREET, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Doral 87 Group, LLC, ("Applicant"), has requested approval of a rezoning of 1.76 +/- acre parcel from Industrial to Corridor Commercial, as depicted in Exhibit "A", for property located at 8650 Northwest 58th Street, Doral, Florida, as legally described in Exhibit "B"; and

WHEREAS, On September 16, 2015, the Mayor and City Council approved Ordinance No. 2015-31 approving the rezoning of the parcel from Industrial to Corridor Commercial for properties located adjacent (8690 NW 58th Street and 5675 NW 87 Avenue) to 8650 NW 58th Street; and

WHEREAS, the Applicant intends to incorporate the subject property as part of the 87th Avenue Doral Retail Development (Rezoning approved consistent with Ordinance No. 2015-31), and as such, the proposed land use amendment will allow for a greater flexibility for the redevelopment of the site with commercial and service uses in a manner consistent with Comprehensive Plan; and

WHEREAS, the proposed rezoning will be consistent with the future development pattern along Northwest 58th Street from the Palmetto Expressway to Northwest 97th Avenue; and

WHEREAS, on January 27, 2016, the City of Doral sitting as the Local Planning Agency 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 rezoning of 1.76 +/- acre parcel from Industrial to Corridor Commercial, as depicted in Exhibit "A", for property located at 8650 Northwest 58th Street, Doral, Florida, as legally described in Exhibit "B", is consistent with the City's Comprehensive Plan. Therefore, it is recommended that the requested amendment 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 Councilmember Ruiz and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Absent / Excused
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Absent / Excused
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 27 day of January, 2016.



LUIGI BORIA, MAYOR

ATTEST

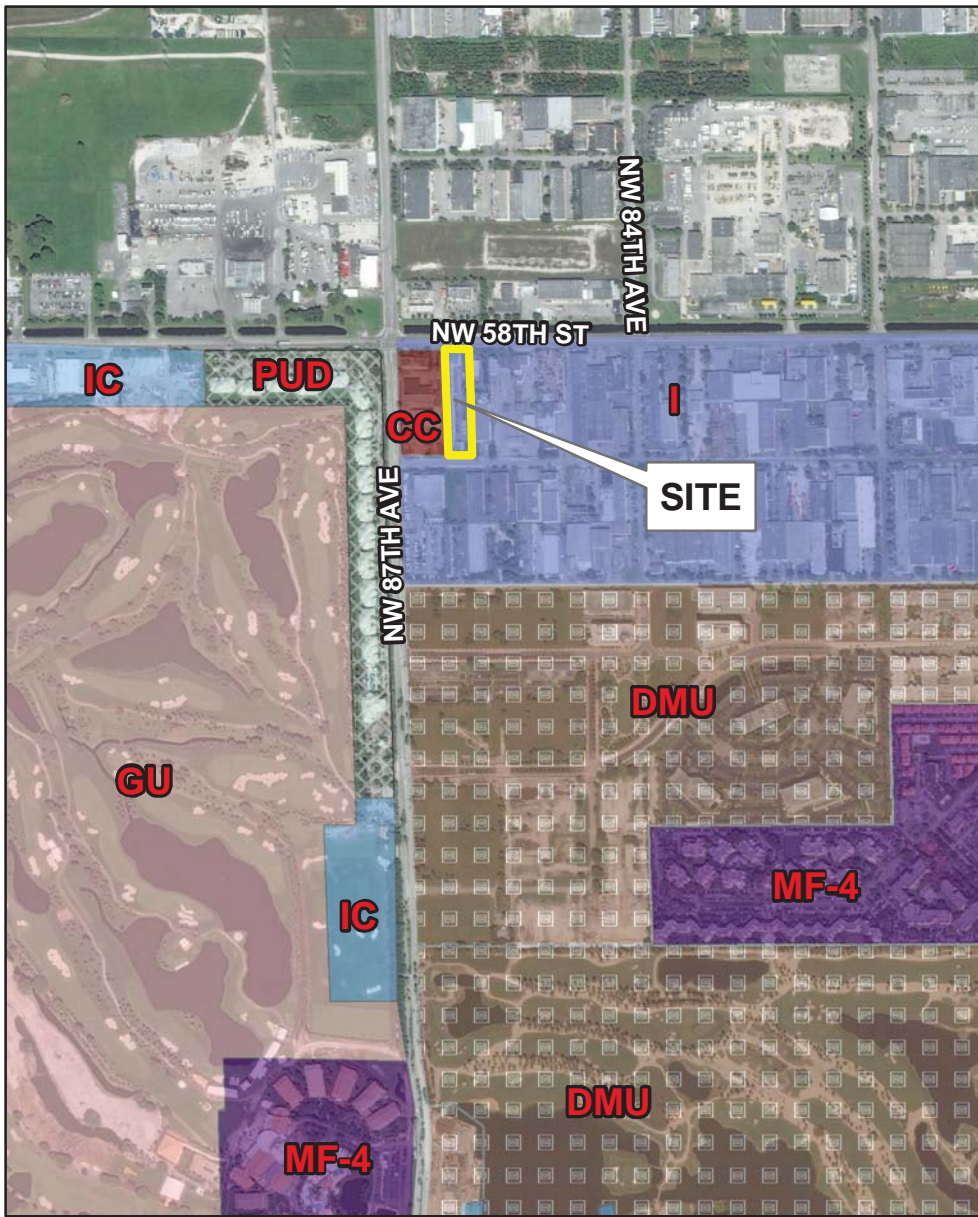


CONNIE DIAZ, CMC
CITY CLERK

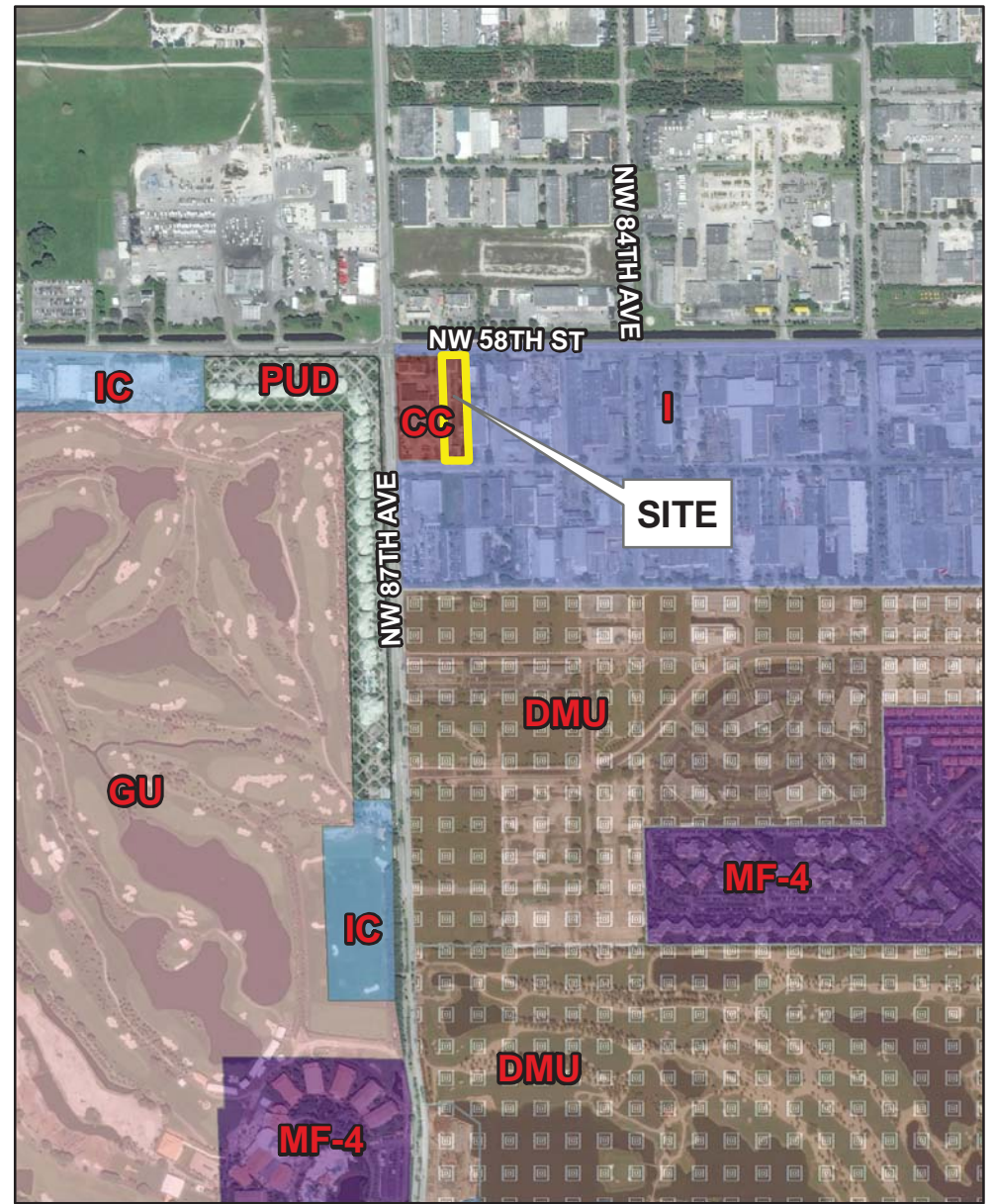
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



WEISS, SEROTA, HELFMAN, COLE, & BIERMANN, PL
CITY ATTORNEY



Current Zoning



Proposed Zoning

Legend

- Multi Family 4 (MF-4)
- Downtown Mixed Use (DMU)
- Planned Unit Development (PUD)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- Industrial (I)
- General Use (GU)

City of Doral



Planning & Zoning Department

Zoning Map



EXHIBIT A

Exhibit B:

LEGAL DESCRIPTION: (METES & BOUNDS)

A Tract of land located in the Northwest 1/4 of Section 22, Township 53 South, Range 40 East, in Miami-Dade County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 53 South, Range 40 East; thence North 89°42'27" East along the North line of said Northwest 1/4 of Northwest 1/4 of Section 22, for a distance of 396.555 feet; thence South 01°42'56" East, for distance of 45.01 feet to the Point of Beginning, being that Point of Beginning located on the Southerly Right of Way line of NW 58th Street, thence continue South 01°42'56" East along the East line of the East 132.185 feet of the West 396.555 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 285.47 feet; thence North 89°41'40" East, for a distance of 0.045 feet; thence South 01°42'56" East along the East line of the East 132.20 feet of the West 396.00 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 295.47 feet to a point located on the Northerly Right of Way line of NW 56th Street; thence South 89°40'53" West, along said Northerly Right of Way line of NW 56th Street for a distance of 132.20 feet; thence North 01°42'56" West along the Westerly line of the East 132.20 feet of the West 396.60 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 295.50 feet; thence South 89°41'40" West for a distance of 0.03 feet; thence North 01°42'56" West along the Westerly line of the East 132.185 feet of the West 396.555 feet of the North 1/2 or the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 285.50 feet; thence North 89°42'27" East along a line parallel and 45 feet South of the North line of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 132.185 feet to the Point or Beginning, containing 1.76 acres more or less.