

ORDINANCE No. 2025-01

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE LAND USE AMENDMENT TO THE CITY OF DORAL COMPREHENSIVE PLAN FUTURE LAND USE MAP, TO CHANGE THE LAND USE CATEGORY FROM BUSINESS (B) TO INDUSTRIAL (I) FOR A ±1.25-ACRE PARCEL OF LAND LOCATED AT 6010 NORTHWEST 102 AVENUE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, UF Communications, LLC (the “Applicant”) is requesting a Small-Scale Development Amendment to the City’s Comprehensive Plan to modify the Future Land Use Map from Business (B) to Industrial (I) for a ±1.25-acre parcel of land located at 6010 Northwest 102 Avenue, further identified by folio number 35-3017-001-0393, as legally described in “Exhibit A”; and

WHEREAS, the Industrial land use category will allow the property to be to be rezoned to the Industrial Commercial (IC) zoning district, and to be developed with a wide range of industrial and commercial service uses; and

WHEREAS, after careful review and deliberation, staff has determined that this application is in compliance with the City’s CDMP and consistent with Sec. 163.3187, Florida Statutes; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains an analysis supporting the future land use map change; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the City's Comprehensive Development Master Plan as adopted and supported by staff and the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:

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

Section 2. Decision. The City's Comprehensive Development Master Plan is hereby amended from Business (B) to Industrial (I) for a ±1.25-acre parcel of land located at 6010 Northwest 102 Avenue, as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Amendment to the Future Land Use Map. The Director of Planning and Zoning or his/her designee is authorized to make the necessary FLUM changes in the Comprehensive Development Master Plan to reflect the above stated change.

Section 4. Effective Date. This Ordinance shall not become effective until 31 days after adoption, pursuant to Section 163.3187(5)(a)(c), Florida Statutes.

The foregoing Ordinance was offered by Councilmember Pineyro who moved its adoption. The motion was seconded by Councilmember Reinoso upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Maureen Porras	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED on FIRST READING this 15 day of January, 2025.

PASSED AND ADOPTED on SECOND READING this 27 day of January, 2025.



CHRISTI FRAGA, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as ~~strikethrough~~.

EXHIBIT “A”



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Monday, January 27, 2025 at 5:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a small-scale future land use map amendment to the City's Comprehensive Plan.** The City Council will consider this item for **SECOND READING.** The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Ordinance:

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HEARING NO.: 25-01-DOR-01

APPLICANT: UF Communications, LLC (the "Applicant")

PROJECT NAME: Collection Suites 2

PROPERTY OWNER: Galileax Two, LLC

LOCATION: Property generally located south of 6010 NW 102 Avenue, Doral, FL

FOLIO NUMBER: 35-3017-001-0393

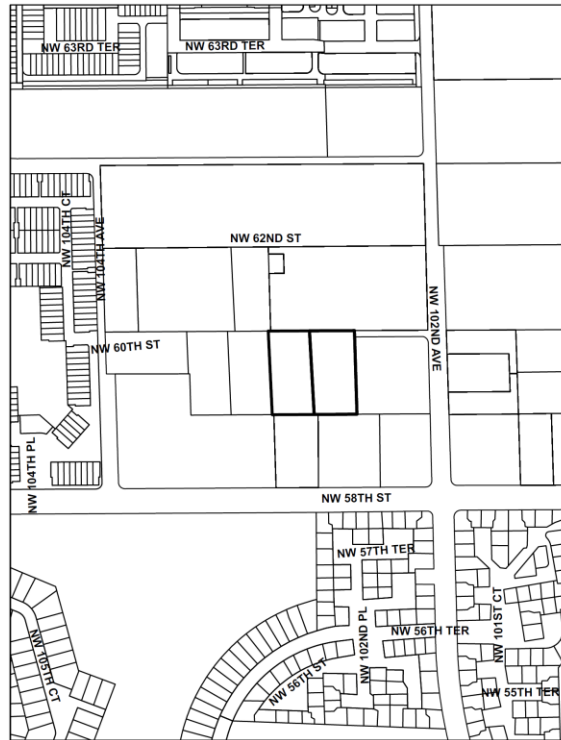
SIZE OF PROPERTY: ±1.25 acres

FUTURE LAND USE MAP CATEGORY: Business

ZONING DISTRICT: Commercial Corridor (CC)

REQUEST: The Applicant is seeking to amend the City's Comprehensive Plan Future Land Use Map designation from Business to Industrial for Folio No. 35-3017-001-0393.

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

Connie Diaz, MMC
City Clerk, City of Doral

EXHIBIT “B”



City of Doral



Legend

 Subject Property

Planning & Zoning Department Collection Suites No. 2 Aerial Map

9/26/2024