

ORDINANCE No. 2025-02

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM COMMERCIAL CORRIDOR DISTRICT (CC) TO INDUSTRIAL COMMERCIAL DISTRICT (IC), 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") has submitted an application requesting an amendment to the City's Official Zoning Map from Commercial Corridor District (CC) to Industrial Commercial (IC) 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, City of Doral staff finds that the procedures for reviewing and recommending on a proposed zoning map amendment are provided in section 53-213 of the City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

WHEREAS, the Mayor and City Council find that the adoption of the zoning map amendment is in the best interest of the health, safety and welfare of the residents of the City of Doral; and

WHEREAS, on January 15, 2025, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

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

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~~.

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Adoption. The City Council of the City of Doral hereby approve an amendment to the City’s Official Zoning Map from Commercial Corridor (CC) to Industrial Commercial (IC) 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. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

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

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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 an amendment to the City's Official Zoning Map.** 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:

Ordinance #2025-02

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

HEARING NO.: 25-01-DOR-02

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

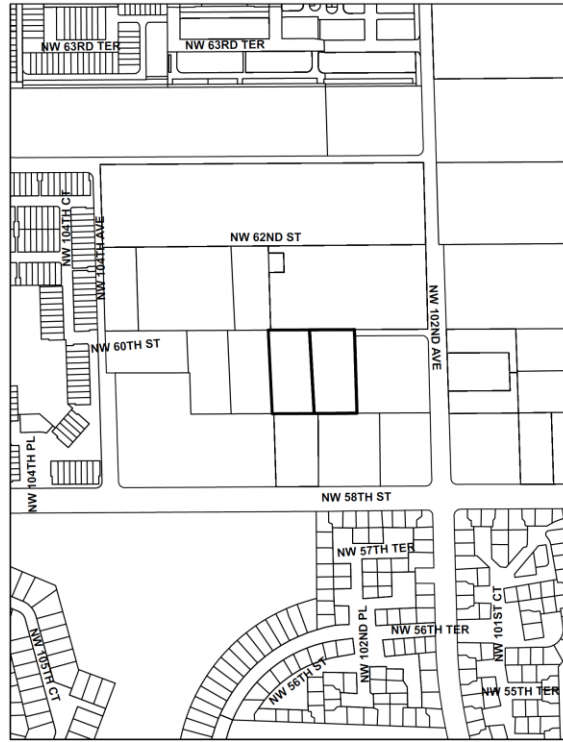
SIZE OF PROPERTY: ±1.25 acres

FUTURE LAND USE MAP CATEGORY: Business

ZONING DISTRICT: Commercial Corridor (CC)

REQUEST: The Applicant is requesting a zoning map amendment from Commercial Corridor (CC) to Industrial Commercial (IC) for Folio No. 35-3017-001-0393.

Location Map

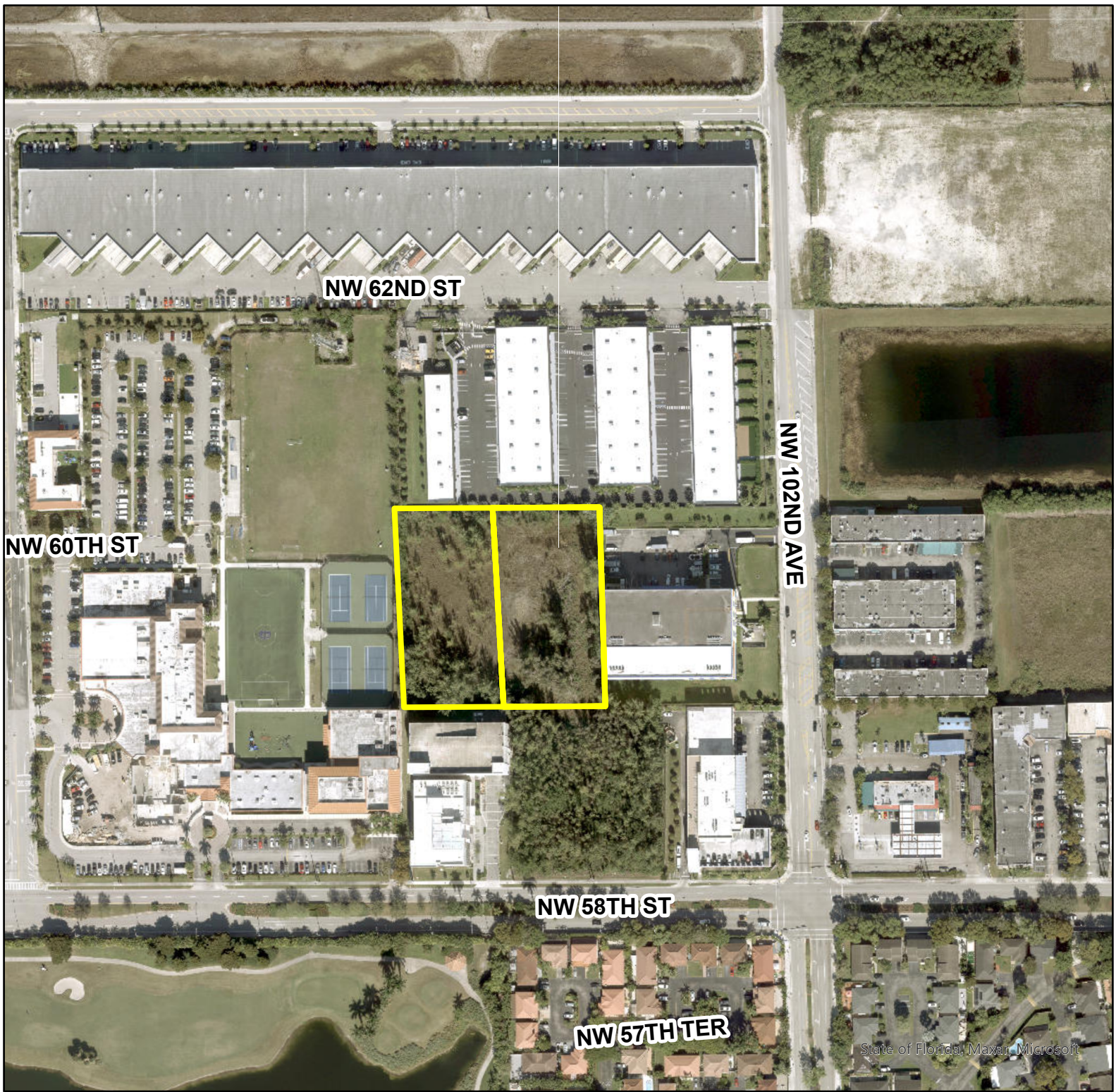


Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

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