

**RESOLUTION No. 25-139**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A PARKING VARIANCE FOR IMF DORAL, LLC, FOR THE PROPERTY LOCATED AT 1212 NW 82 AVENUE DORAL, FLORIDA, PURSUANT TO SECTION 53-460 OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Chapter 53 "Administration", Article X. - Variances, Sec. 53-460 – Requests, of the City's Land Development Code, establishes the variance review procedures for the Mayor and City Council to review and;

**WHEREAS**, IMF Doral, LLC (the "Applicant") is seeking a parking variance for the property located at 1212 NW 82<sup>nd</sup> Avenue in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3034-047-0001 (the "Property") as legally described in "Exhibit A" (the "Project"); and

**WHEREAS**, a zoning workshop was held on March 25, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

**WHEREAS**, the City Council reviewed the variance application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the parking variance is in compliance with the City's Comprehensive Plan and Land Development Regulations, and further finds that the parking variance application should not be granted.

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

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

**Section 2. Findings and Conclusions.** Based upon an analysis of the parking variance application and standards for approval of a variance under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for parking variance is in compliance with the Comprehensive Plan and the Land Development Regulations of the City.

**Section 3. Approval/Denial.** The Mayor and City Council hereby deny the parking variance for Live Local Act 1212 NW 82<sup>nd</sup> Avenue, Doral, FL - IMF Doral, for the property located at 1212 NW 82<sup>nd</sup> Avenue in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3034-047-0001, as legally described in "Exhibit A." The applicant proposes to convert the existing hotel into multi-family residential apartments intended for residents aged 55 and older, in alignment with Senate Bill 102, the 'Live Local Act.' The applicant is requesting a parking variance from the required 151.2 parking spaces to 133 parking spaces establishing a parking shortfall of 18.2; a copy of the site plan is provided in "Exhibit B."

**Section 4. Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Pineyro who moved its adoption. The motion was seconded by Councilmember Cabral and 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 this 14 day of May, 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

# EXHIBIT “A”



## **CITY OF DORAL**

### **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, May 14, 2025 at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing. 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 Resolution:

#### **Resolution No. 25-**

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A PARKING VARIANCE FOR IMF DORAL, LLC, FOR THE PROPERTY LOCATED AT 1212 NW 82 AVENUE DORAL, FLORIDA, PURSUANT TO SECTION 53-460 OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

**HEARING NO.:** 25-05-DOR-02

**APPLICANT:** IMF Doral, LLC (the "Applicant")

**PROJECT NAME:** Parking Variance for Doral Inn/ IMF Doral Site Plan Application

**PROPERTY OWNER:** IMF Doral, LLC

**LOCATION:** 1212 NW 82<sup>nd</sup> Avenue, Doral, FL

**FOLIO NUMBER:** 35-3034-047-0001

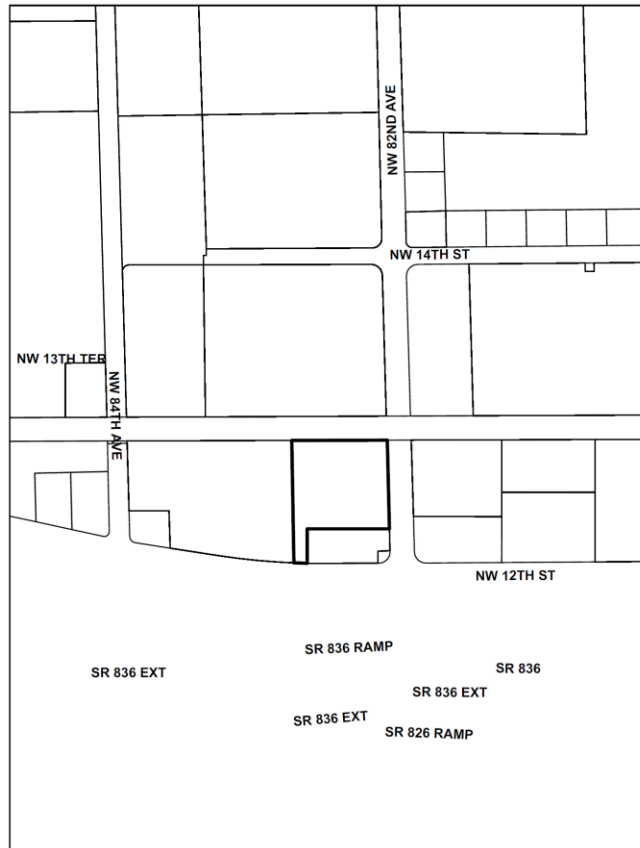
**SIZE OF PROPERTY:** ±4.81 acres

**FUTURE LAND USE MAP CATEGORY:** Business

**ZONING DISTRICT:** Industrial (I)

**REQUEST:** The Applicant requests a variance to allow for an approximate thirteen (13) percent reduction in parking for the proposed conversion of multifamily residential units for the property located at 1212 NW 82<sup>nd</sup> Avenue, Doral, FL.

## 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](mailto: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”



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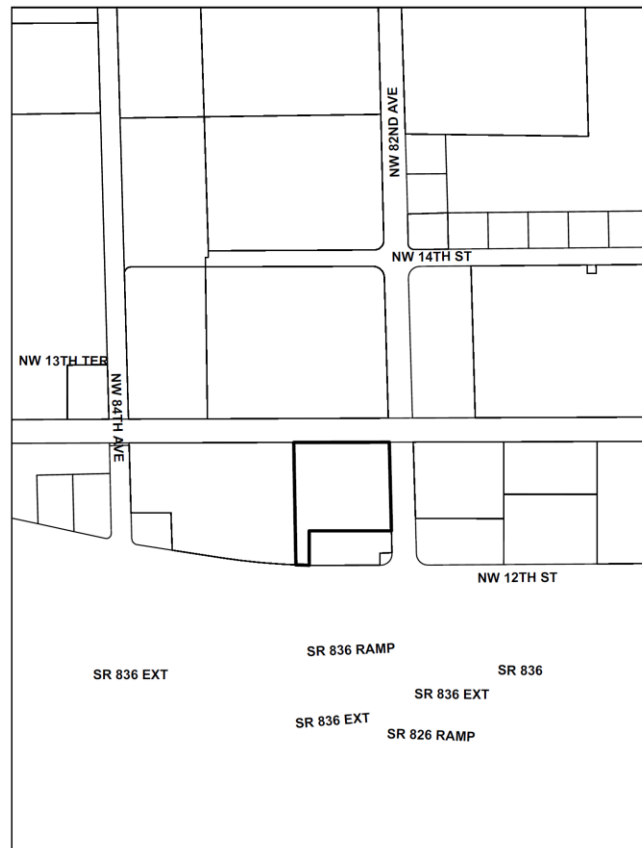
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**Connie Diaz, MMC**  
**City Clerk, City of Doral**