

**RESOLUTION No. 25-34**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, 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; 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; 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 amendment as required by state law and local ordinances.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY THAT:**

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

**Section 2. Decision.** The LPA hereby recommends going forward without a recommendation to the local governing body (City Council) the proposed amendment 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. Effective Date.** This Resolution shall become effective immediately upon its adoption by the Local Planning Agency.

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

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

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 15 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

# EXHIBIT “A”



### **Legal Description**

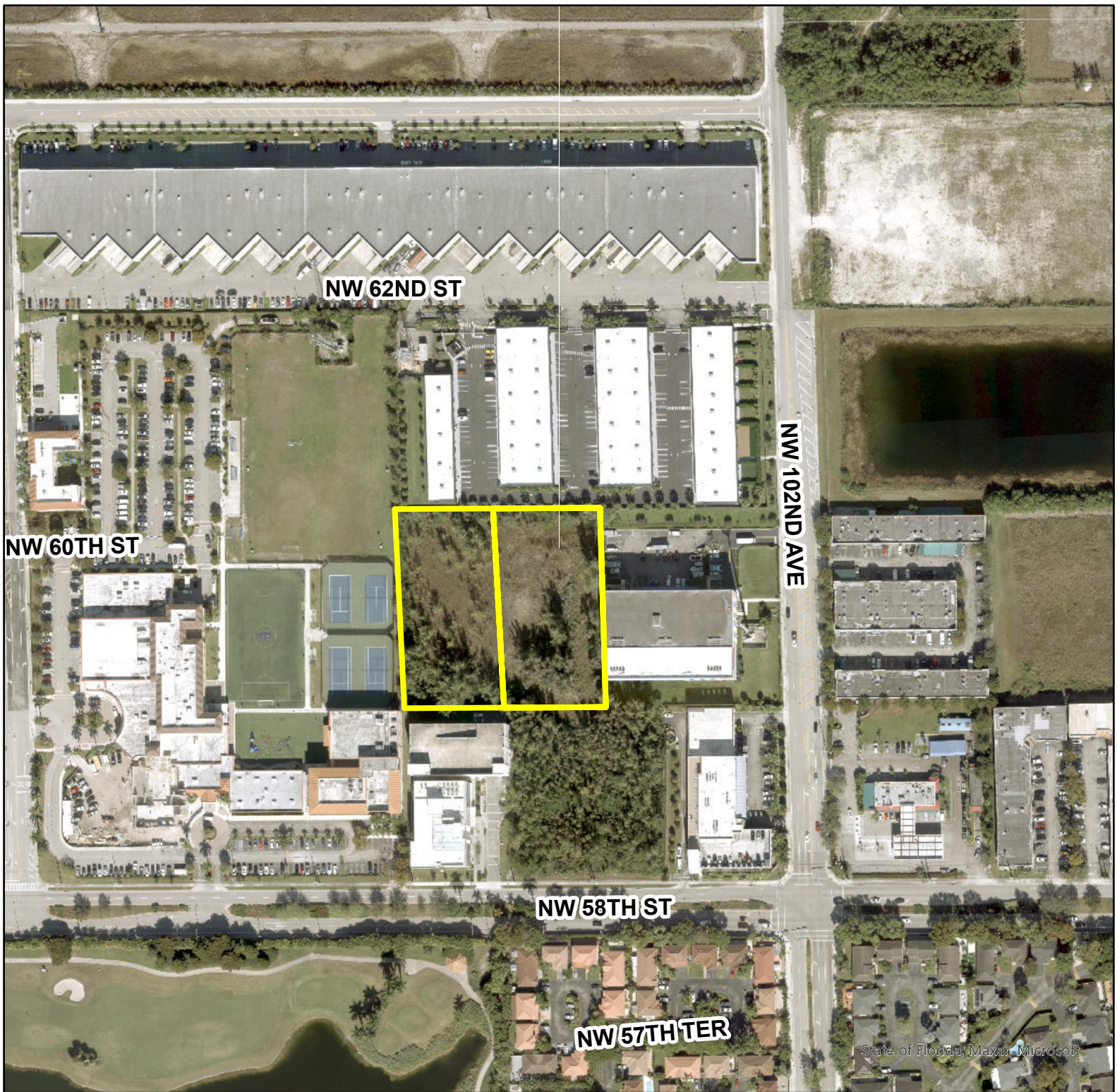
Folio # 35-3017-001-0394

**The west one-half of the west one-half of the east one-half of Tract 39 in Section 17, Township 53 South, Range 40 East, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.**

Folio 35-3017-001-0393

**The East ½ of the West ½ of the East ½ of Tract 39, Section 17, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.**

# EXHIBIT “B”



City of Doral



Legend

 Subject Property

## Planning & Zoning Department Collection Suites No. 2 Aerial Map

9/26/2024