

RESOLUTION No. 25-35

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, 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; 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 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 to the City's Official Zoning Map from Industrial District (I) 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. 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

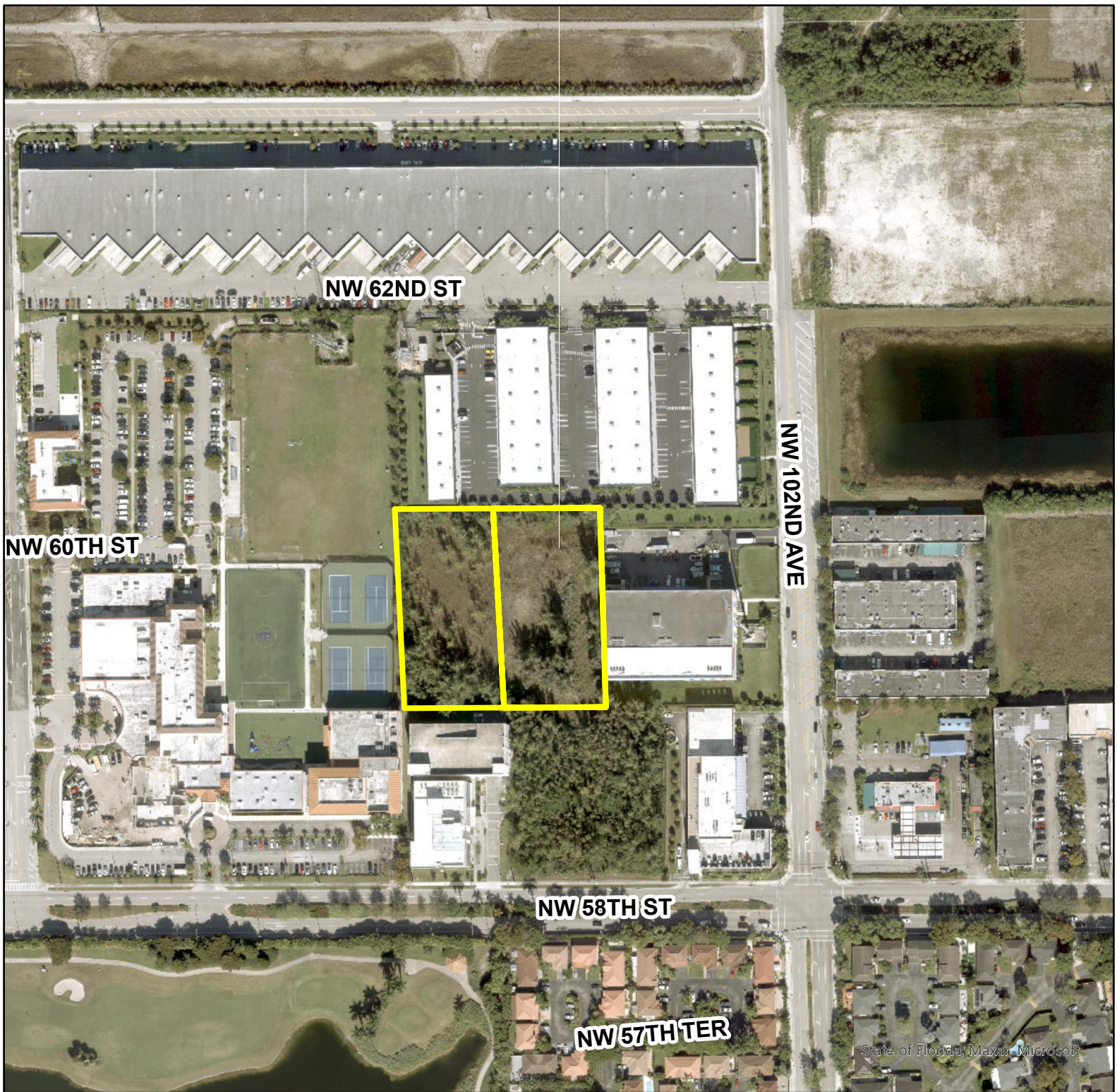
Folio # 35-3017-001-0394

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