

**RESOLUTION No. 17-151**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, GOING FORWARD WITHOUT A RECOMMENDATION OF, A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM INDUSTRIAL (IND) WITH A COMMUNITY MIXED USE OPPORTUNITY AREA OVERLAY TO BUSINESS (B) WITH A COMMUNITY MIXED USE OPPORTUNITY AREA FOR 1.21± ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF NW 27 STREET AND NW 87 AVENUE, CITY OF DORAL, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, PPD Investment Holdings, LLC. (the "Applicant") has submitted an application (the "Application") for a Small Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map (FLUM) from Industrial District (I) to Business District (B) with an existing Community Mixed Use Opportunity Area ("CMUOA") for 1.21 +/- acre parcel located on the northeast corner of NW 27 Street and NW 87 Avenue in Doral, Florida, as depicted in Exhibit "A", and legally described in Exhibit "B"; and

**WHEREAS**, the proposed amendment in the Application is necessary in order for the existing zoning district designation to be consistent with the FLUM; and

**WHEREAS**, on August 23, 2017, the City of Doral sitting as the Local Planning Agency at a properly advertised hearing received testimony and evidence related to the Application from the Applicant and other persons and found that the amendment to the Comprehensive Plan Future Land Use Map is consistent with the Comprehensive Plan.

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

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

**Section 2. Decision.** The Application proposing a change future land use map amendment is consistent with the City's Comprehensive Plan, and, therefore, this resolution is transmitted without a recommendation.

**Section 3. Effective Date.** This Resolution shall be effective upon adoption.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Christi Fraga	Absent/Excused
Councilwoman Claudia Mariaca	Yes
Councilwoman Ana Maria Rodriguez	Absent/Excused

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 23 DAY OF AUGUST, 2017.

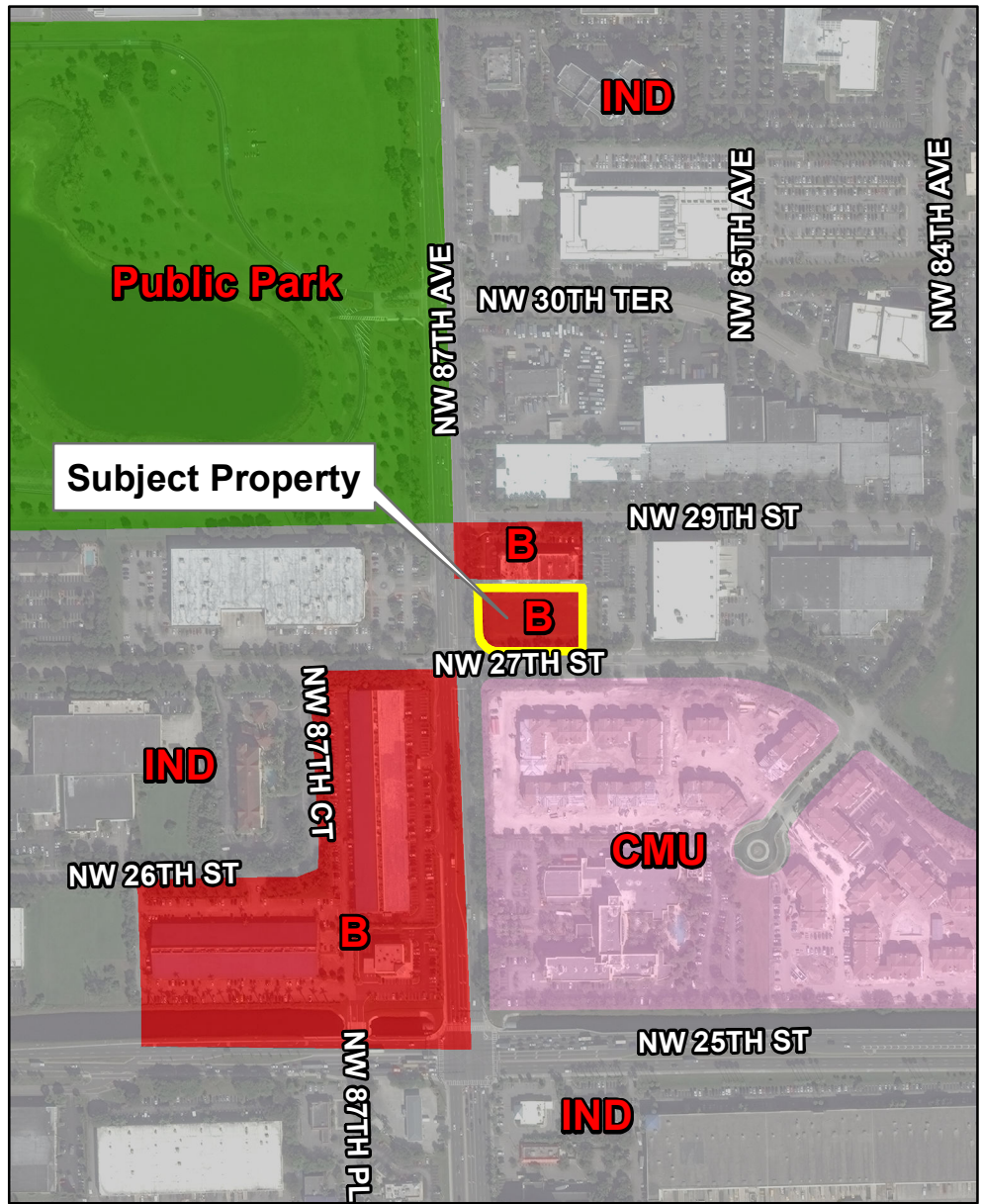
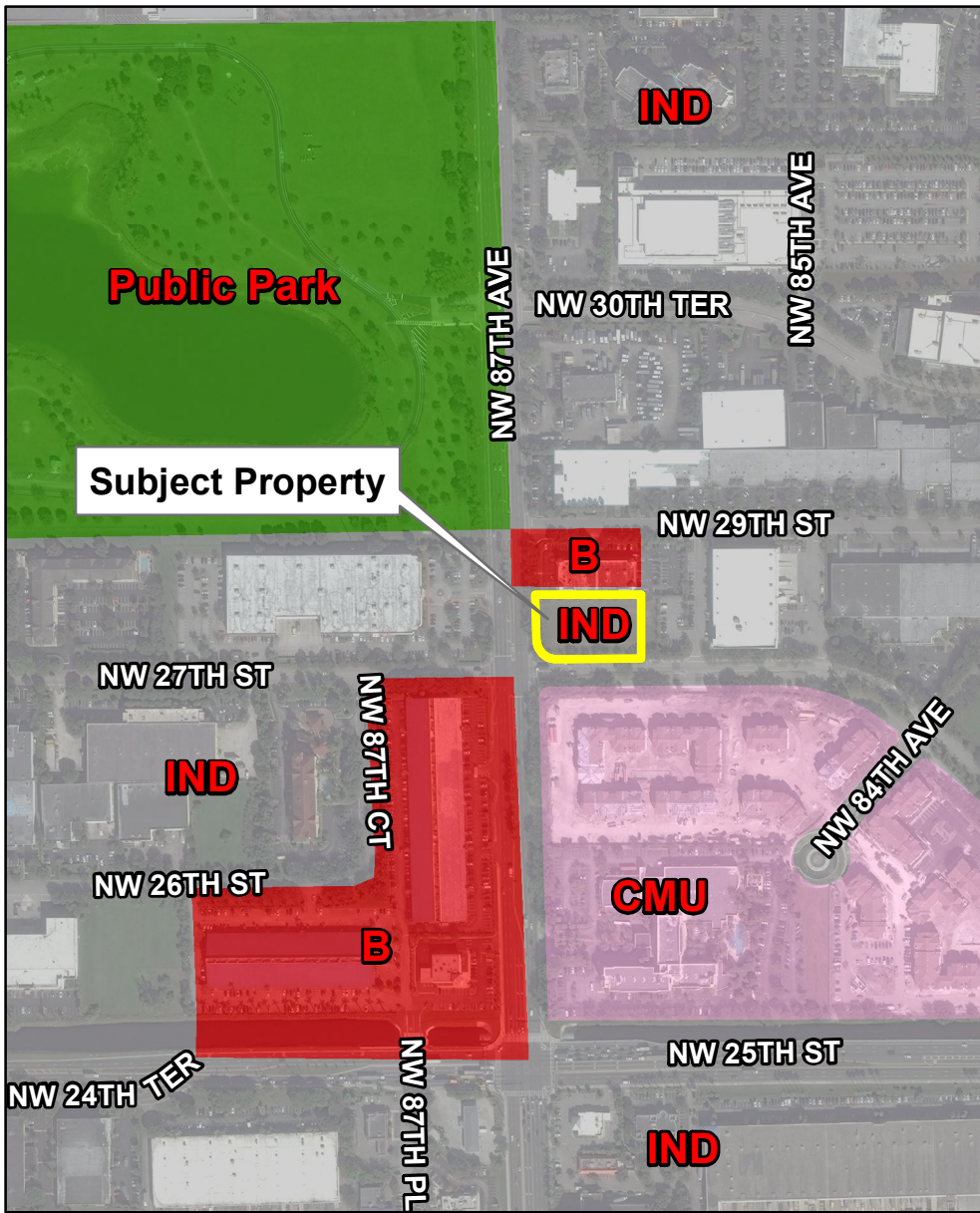
  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

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

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.  
CITY ATTORNEY



- Legend**
- Business (B)
  - Community Mixed Use (CMU)
  - Industrial (IND)
  - Public Park (PubPark)

**Current Land Use**

City of Doral



Planning & Zoning Department

**Land Use Map**

**Proposed Land Use**



**LEGAL DESCRIPTION:**

Tract H, less the North 22.12 feet, and the West 49.00 feet of Tract I, less the North 145.00 feet thereof of TRANSAL CORPORATE PARK AMENDED, according to the Plat thereof, as recorded in Plat Book 149, Page 64, of the Public Records of Miami-Dade County, Florida.