

RESOLUTION No. 16-198

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY TRANSMITTING WITHOUT A RECOMMENDATION, THE REZONING OF 2.61 +/- ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF NW 58 STREET EAST OF NW 97 AVENUE, CITY OF DORAL, FLORIDA, FROM INDUSTRIAL COMMERCIAL (IC) TO CORRIDOR COMMERCIAL (CC) TO THE LOCAL GOVERNING BODY CONSISTENT WITH SECTION 2-164 OF THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, New Land Doral, LLC (“Applicant”) is requesting the rezoning from Industrial Commercial to Corridor Commercial of 2.61 +/- acre of land located on the south side of NW 58 Street east of NW 97 Avenue, Doral, Florida, as depicted in Exhibit A, and legally described in Exhibit “A”; and

WHEREAS, on September 28, 2016, 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 Applicants and other persons and found that the amendment to the Comprehensive Plan Future Land Use Map is/is not 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 THAT:

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

Section 2. Decision. The proposed rezoning from Industrial Commercial to Corridor Commercial of 2.61 +/- acre of land located on the south

side of NW 58 Street east of NW 97 Avenue is consistent with the City's Comprehensive Plan, and, therefore, it is recommended the City Council transmit this application to the City Council without a recommendation.

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

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

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Absent/Excused
Councilwoman Sandra Ruiz	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 28 DAY OF SEPTEMBER, 2016.



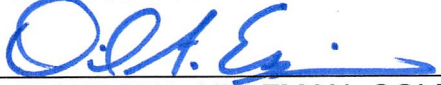
LUIGI BORIA, MAYOR

ATTEST:



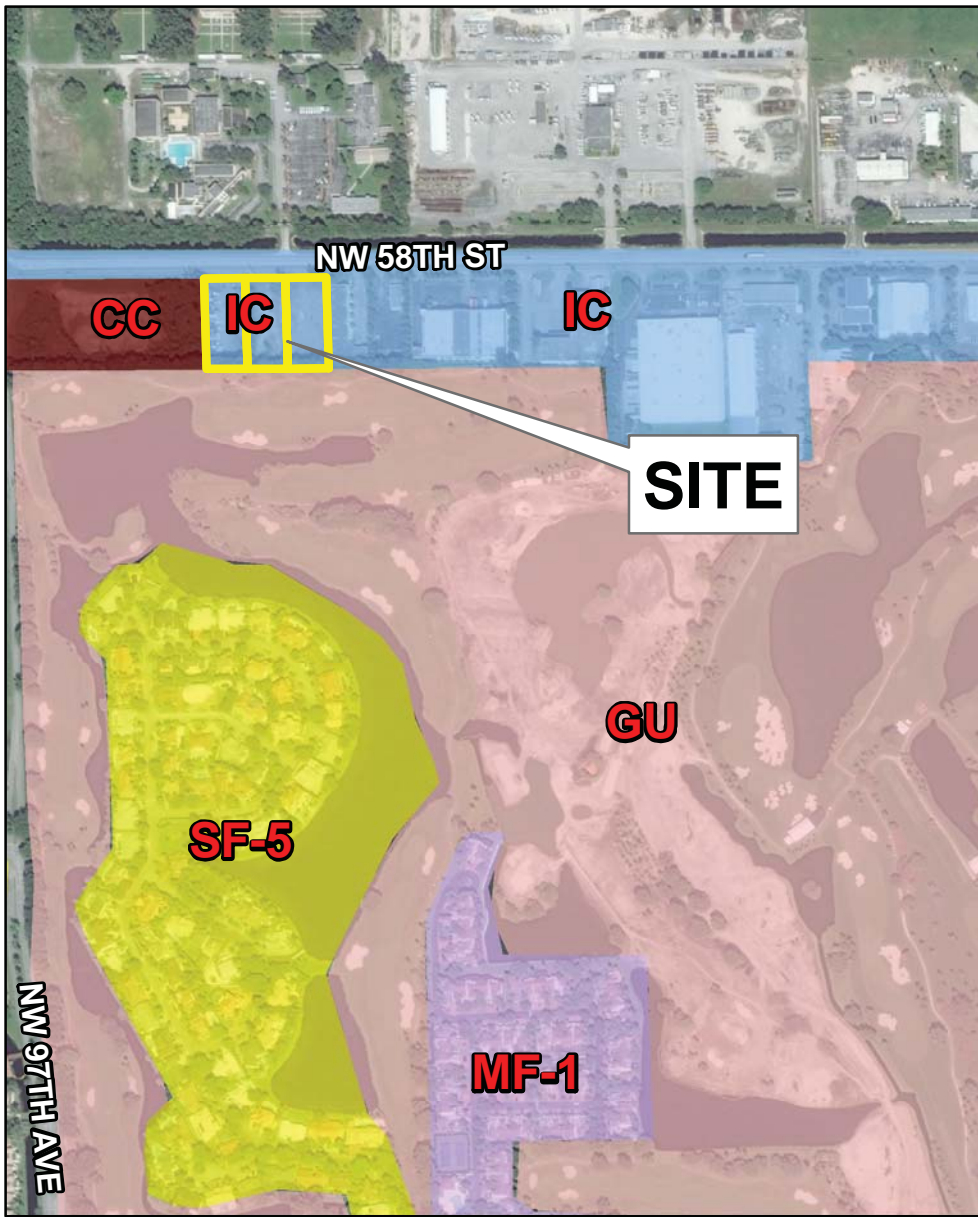
CONNIE DIAZ, CMC
CITY CLERK

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

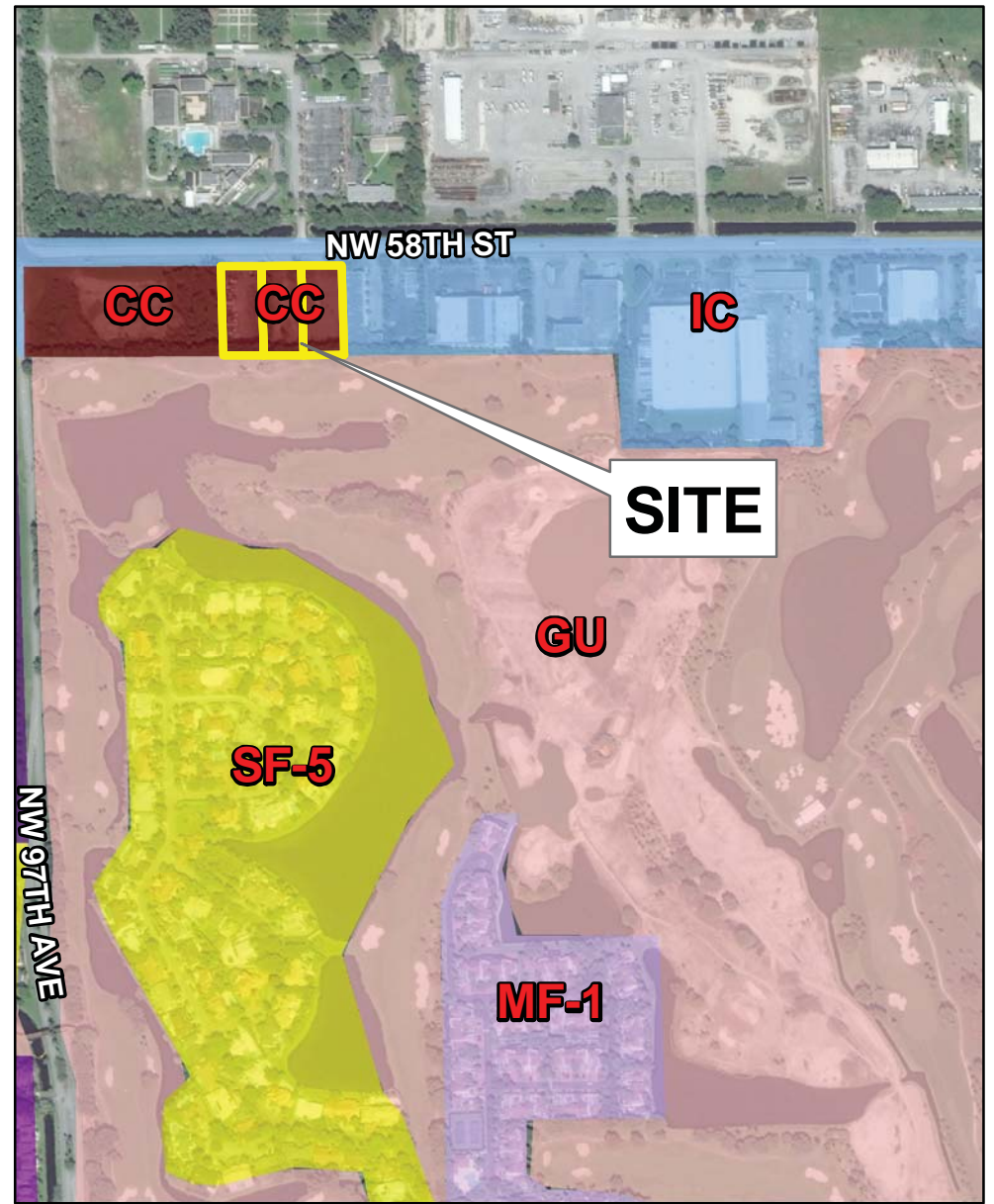


WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBITS



Current Zoning



Proposed Zoning

Legend

- Single Family 5 (SF-5)
- Multi Family 1 (MF-1)
- Corridor Commercial (CC)
- Industrial Commercial (IC)
- General Use (GU)

City of Doral



Planning & Zoning Department

Aerial Zoning Map

EXHIBIT A



EXHIBIT B

LEGAL DESCRIPTION:

The West 132.25 Feet of the East $\frac{1}{2}$ of Tract 32, less the North 40 Feet of FLORIDA FRUITLANDS COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida.

Together with

The East 264.39 feet of the West 396.64 feet of the East Half (E $\frac{1}{2}$) of Tract 32, Section 21, Township 53 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, LESS the North 45 feet thereof.