

**RESOLUTION No. 16-168**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL TO TRANSMIT THE REZONING OF 22 +/- ACRES OF LAND GENERALLY LOCATED AT 7800 NW 29 STREET DORAL, FLORIDA, FROM INDUSTRIAL (I) AND INDUSTRIAL COMMERCIAL (IC) TO CORRIDOR COMMERCIAL (CC) TO THE LOCAL GOVERNING BODY CONSISTENT WITH SECTION 2-164 OF THE LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Miami-Dade County Public Health Trust (“Applicant”) is requesting the rezoning from Industrial (I) and Industrial Commercial (IC) to Corridor Commercial (CC) of ± 22 acres of land located at 7800 NW 29th Street, City of Doral, Florida, as depicted in Exhibit “A”, and legally described in Exhibit “B”; and

**WHEREAS**, the proposed rezoning will allow the site to be consistent with the Business land use category in the Comprehensive Plan Future Land Use Map, which permits hospitals and medical buildings; and

**WHEREAS**, on August 23, 2016, the City of Doral sitting as the Local Planning Agency (LPA) 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 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 of ± 22 acres of land from Industrial (I) and Industrial Commercial (IC) to Corridor Commercial (CC) is consistent with the City's Comprehensive Plan, and is therefore approved.

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

The foregoing Resolution was offered by Councilmember Rodriguez 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         | Absent/Excused |
| Councilman Pete Cabrera          | Yes            |
| Councilwoman Ana Maria Rodriguez | Yes            |
| Councilwoman Sandra Ruiz         | Yes            |


PASSED TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 23 DAY OF AUGUST, 2016.

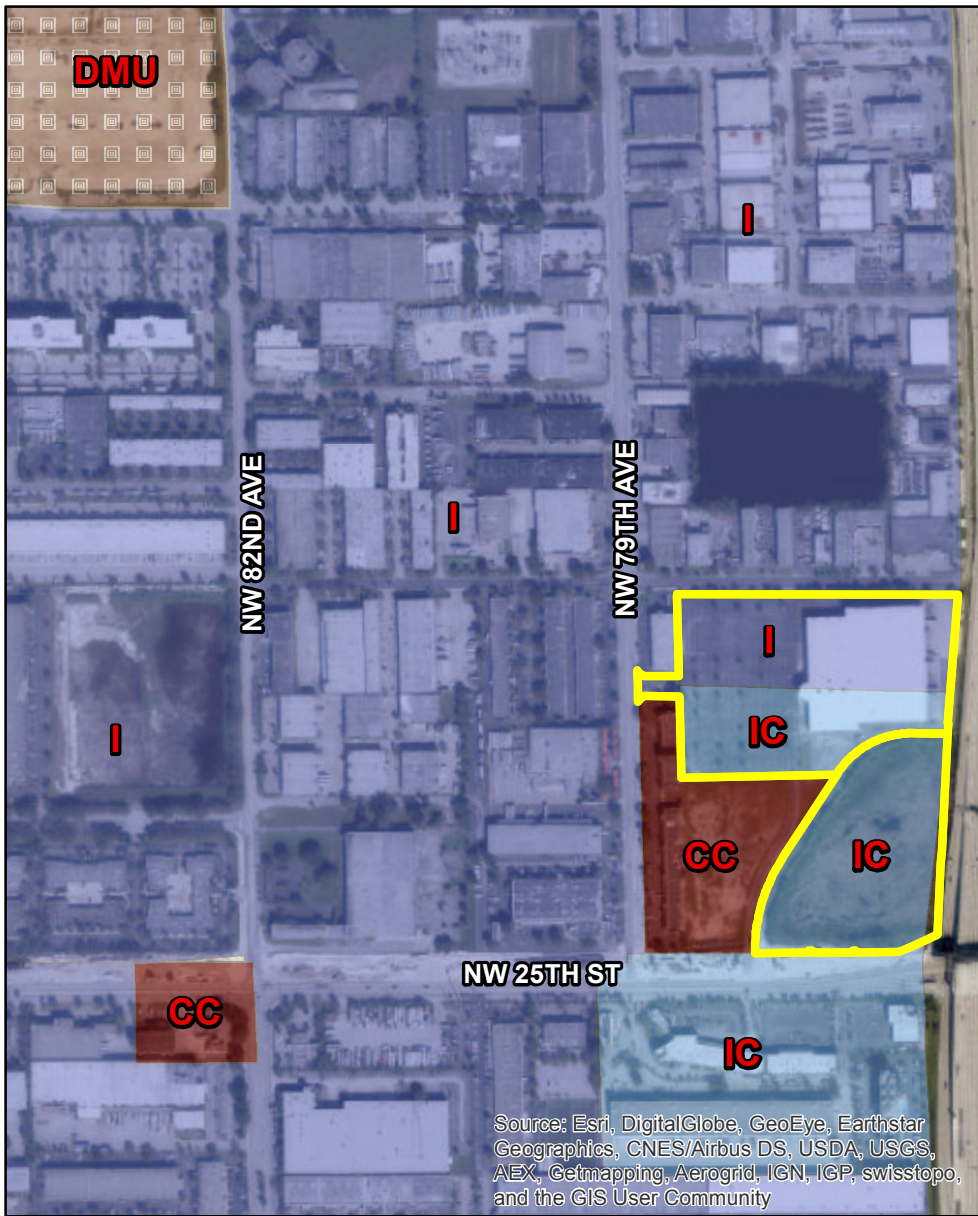
  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

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 & BIERSMAN, P.L.  
CITY ATTORNEY



**Legend**

-  Downtown Mixed Use (DMU)
-  Corridor Commercial (CC)
-  Industrial Commercial (IC)
-  Industrial (I)

**Current Zoning**

**City of Doral**



**Planning & Zoning Department**

**Zoning Map**

**Proposed Zoning**



EXHIBIT "A"

LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

PARCEL/FOLIO NO.: 35-3027-037-0010

Tract A, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL/FOLIO NO.: 35-3027-037-0030

Tract C, of BLUE HERON LAKE, according to the Plat thereof, as recorded in Plat Book 144, Page 2, of the Public Records of Miami-Dade County, Florida, LESS the following two parcels:

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 187.31 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 5.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 5.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.

AND

COMMENCE at the Southwest corner of said Tract C lying upon the point of intersection of the West line of said Tract C with the existing North right-of-way line of the North Line Canal, as shown on the Miami-Dade County Public Work's Department's Right-of-Way Map for N.W. 25th Street, as recorded in Road Map Book 124, Page 40, of the Public Records of Miami-Dade County, Florida; thence run North 89° 40' 56" East along the South line of said Tract C and said North right-of-way line of the North Line Canal, for a distance of 339.19 feet to the POINT OF BEGINNING of the parcel hereinafter to be described: Thence run North 00° 19' 04" West perpendicular with the previously described course for a distance of 2.50 feet; thence run North 89° 40' 56" East parallel with said North right-of-way line of said North Line Canal for a distance of 11.00 feet; thence run South 00° 19' 04" East perpendicular to said North right-of-way line for a distance of 2.50 feet; thence run South 89° 40' 56" West along the South line of said Tract C and said North right-of-way line for a distance of 11.00 feet to the POINT OF BEGINNING.