

**RESOLUTION No. 24-197**

**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 INDUSTRIAL DISTRICT (I) TO INDUSTRIAL COMMERCIAL DISTRICT (IC), FOR A ±0.028-ACRE PARCEL OF LAND LOCATED AT 10450 NORTHWEST 33 STREET; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Chapter 163, Florida Statutes, and the City of Doral ("City") Land Development Code ("LDC") Section 2-164, the City's Local Planning Agency ("LPA") has the responsibility to review and make recommendations to the City Council in regard to proposed land development regulations; and

**WHEREAS**, Harborgenix, LLC (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from Industrial District (I) to Industrial Commercial (IC) for a ±0.028-acre parcel of land located at 10450 Northwest 33 Street, further identified by folio number 35-3029-118-0001, as more particularly set forth in Ordinance No. 2024-18; 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**, after careful review and deliberation staff has determined that the proposed Ordinance is in compliance with the City's Comprehensive Plan and the City's LDC; and

**WHEREAS**, on April 17, 2024, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the rezoning application and provide comments to Applicant and city staff; and

**WHEREAS**, an LPA hearing on the aforementioned Ordinance was duly advertised in the Miami Herald a local newspaper of general circulation in the City of Doral and Miam-Dade County, and of general interest and readership in the community, and said hearing was held on June 12, 2024, at which time the LPA considered the contents of the Ordinance and the comments of all interested parties, and following due deliberation by its members, reached the recommendation set forth below;

**WHEREAS**, during the June 12, 2024 Local Planning Agency meeting, the item was deferred to August 14, 2024.

**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 foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

**Section 2. Decision.** The Local Planning Agency hereby recommends that the proposed amendment to the City’s Official Zoning Map as set forth in Ordinance 2024-18 go forward without a recommendation.

**Section 3. Effective Date.** This Resolution will become effective after adoption by the Local Planning Agency.

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

Mayor Christi Fraga	Yes
Vice Mayor Oscar Puig-Corve	Yes
Councilwoman Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 14 DAY OF AUGUST, 2024.



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, PLLC  
CITY ATTORNEY