

ORDINANCE No. 2024-18

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING 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; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

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 legally described in "Exhibit A"; 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, 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 June 12, 2024, 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

WHEREAS, on June 12, 2024, the City Council of the City of Doral at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances; and

WHEREAS, during the June 12, 2024 City Council meeting, the item was deferred to August 14, 2024; and

WHEREAS, on September 11, 2024, the City Council of the City of Doral at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed zoning map amendment as required by state law and local ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:

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. Adoption. The City Council of the City of Doral hereby approve 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, as depicted in “Exhibit B,” which is attached hereto and made a part thereof.

Section 3. Severability. That if any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Vice Mayor Puig-Corve who moved its adoption. The motion was seconded by Councilmember Pineyro 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

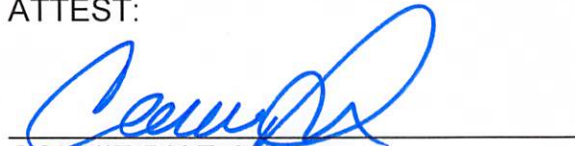
PASSED AND ADOPTED on FIRST READING this 14 day of August, 2024.

PASSED AND ADOPTED on SECOND READING this 11 day of September, 2024.



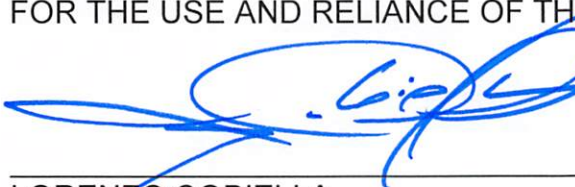
CHRISTI FRAGA, MAYOR

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

EXHIBIT “A”

Legal Description

Lot 9, Block 2, of "Doral Corporate Center", according to the Plat thereof, as recorded in Plat Book 134, Page 36, of the Public Records of Miami-Dade County Florida

EXHIBIT “B”

EXHIBIT B





Existing



Proposed



Source: City of Doral Planning & Zoning Department, 2024

-  Industrial Commercial (IC)
-  Industrial (I)
-  Multi Family 1 (MF-1)
-  Office 3 (O-3)

Harborgenix, LLC - Zoning Map Amendment Existing & Proposed Zoning Planning & Zoning Department

