

**RESOLUTION NO. 24-159**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, MAKING CERTAIN FINDINGS AND DESIGNATING THE PROPERTY LOCATED AT 9300 NW 13 STREET, IDENTIFIED BY MIAMI-DADE COUNTY FOLIO No. 35-3033-003-0010, AS THE LITHIA MOTORS GREEN REUSE AREA PURSUANT TO SECTION 376.80(2)(C), FLORIDA STATUTES, OF FLORIDA'S BROWNFIELD REDEVELOPMENT ACT FOR THE PURPOSE OF REHABILITATION, JOB CREATION, AND PROMOTING ECONOMIC REDEVELOPMENT; AUTHORIZING THE CITY CLERK TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES**

**WHEREAS**, pursuant to Sections 376.77 – 376.85, Florida Statutes, the State of Florida has provided for designation of a “brownfield area” by resolution at the request of the person who owns or controls one or more real estate parcels, to provide for their environmental remediation and redevelopment and promote economic development and revitalization generally; and

**WHEREAS**, FL Doral S, LLC (the “Applicant”), owns property located at 9300 N.W. 13<sup>th</sup> Street, Doral, FL 33172, identified by Miami-Dade County Folio No. 35-3033-003-0010, (the “Subject Property”), as depicted and legally described in **Exhibit “A”**; and

**WHEREAS**, the Applicant is planning to redevelop the Subject Property in anticipation of an 8.392-acre automotive dealership showroom and service center (the “Project”); and

**WHEREAS**, the Applicant has requested that the City of Doral designate the Subject Property a “brownfield area” as authorized by Section 376.80(2)(c), Florida Statutes; and

**WHEREAS**, the applicable procedures set forth in Sections 376.80 and 166.041, Florida Statutes, have been followed and proper notice has been provided in accordance with Sections 376.80(1) and 166.041(3)(c)(2), Florida Statutes; and

**WHEREAS**, the City of Doral has reviewed the criteria set forth in Section 376.80(2)(c), Florida Statutes, and has determined that the Subject Property qualifies for designation as a “brownfield area” because the following requirements have been satisfied:

1. The Applicant owns the Subject Property and has agreed to rehabilitate and redevelop it;
2. The rehabilitation and redevelopment of the Subject Property will result in economic productivity in the area and will create at least five permanent full-time equivalent jobs at the Subject Property;
3. The redevelopment of the Subject Property is consistent with the City’s Comprehensive Plan and is a permissible use under the City’s Zoning and Land Development Code;
4. Proper notice of the proposed rehabilitation of the Property has been provided to neighbors and nearby residents, and the Applicant has provided those receiving notice the opportunity to provide comments and suggestions regarding the rehabilitation; and
5. The Applicant has provided reasonable assurance that it has sufficient financial resources to implement and complete a rehabilitation agreement and redevelopment plan; and

**WHEREAS**, the City of Doral desires to notify the Florida Department of Environmental Protection and Miami-Dade County of its resolution designating the

Subject Property a “brownfield area” to further its rehabilitation and redevelopment for purposes of Sections 376.77 – 376.85, Florida Statutes; and

**WHEREAS**, on April 24, 2024, the City Council of the City at a properly advertised hearing (First Reading) received testimony and evidence related to the proposed “brownfield area” designation as required by state law and local ordinances, including the analysis prepared by the City’s Planning and Zoning Department, contained in the staff report dated April 24, 2024; and

**WHEREAS**, on June 12, 2024, the City Council of the City at a properly advertised hearing (Second Reading) received testimony and evidence related to the proposed “brownfield area” designation as required by state law and local ordinances, including the analysis prepared by the City’s Planning and Zoning Department, contained in the staff report dated June 12, 2024; and

**WHEREAS**, such designation shall not render the City of Doral liable for costs of site rehabilitation or source removal, as those terms are defined in Section 376.79(19) and (20), Florida Statutes, or for any other costs, above and beyond those costs attributed to the adoption of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA:**

**Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by this reference.

**Section 2. Adoption of Representations.** The Mayor and City Council of the City of Doral, Florida, find that the Applicant has satisfied the criteria set forth in Section 376.80(2)(c)1-5, Florida Statutes.

**Section 3. Property Designation.** The Mayor and City Council of the City of Doral, Florida, hereby designate the Subject Property depicted and legally described in **Exhibit “A”** as the Lithia Motors Green Reuse Area for purposes of Sections 376.77 – 376.85, Florida Statutes.

**Section 4. Authorization to City Clerk.** The Mayor and City Council of the City of Doral, Florida, hereby authorize the City Clerk to perform any and all actions as may be deemed necessary or desirable to initiate and continue the purpose and provisions of the Resolution.

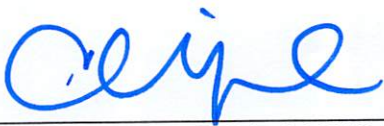
**Section 5. Effective Date.** This Resolution shall become effective immediately upon adoption at second reading.

The foregoing Resolution was offered by Councilmember Pineyro 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

PASSED AND ADOPTED on FIRST READING this 24 day of April, 2024.

PASSED AND ADOPTED on SECOND READING this 12 day of June, 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:



GASTESI, LOPEZ & MESTRE, PLLC  
CITY ATTORNEY



# EXHIBIT “A”

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Tract 1, AMENDED PLAT OF DADE CENTRAL SERVICE CENTERS, according to the Plat thereof as recorded in Plat Book 106, Page 4, of the Public Records of Miami-Dade County, Florida.**

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**Folio #35-3033-003-0010**