

RESOLUTION No. 17-16

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, GOING FORWARD WITHOUT A RECOMMENDATION FOR A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP FROM BUSINESS (B) AND OFFICE RESIDENTIAL (OR) TO HIGH DENSITY RESIDENTIAL (HDR) FOR 10.0± ACRES GENERALLY LOCATED BETWEEN NW 107 AVENUE AND NW 109 AVENUE AND NORTH OF NW 41 STREET, CITY OF DORAL, FLORIDA,; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, by way of the letter of intent attached hereto as Exhibit "A", CC Doral II, LLC (the "Applicant") is requesting a Small Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map from Business and Office to High Density Residential (HDR) for 10.0± acres (Exhibit "A") property generally located between NW 107th Avenue and NW 109th Avenue and north of NW 41st Street, Doral, Florida, as legally described in Exhibit "B"; and

WHEREAS, on January 25, 2017, the City Council for 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 Applicant 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. There was no finding of consistency with the City's Comprehensive Plan and Land Development Code, and this resolution is, therefore, passed without a recommendation.

Section 3. Effective Date. This Resolution shall be effective upon adoption. The foregoing Resolution was offered by Councilmember Fraga who moved its adoption. The motion was seconded by Councilmember Mariaca and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes
Councilwoman Ana Maria Rodriguez	Absent/Excused

TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 25 DAY OF JANUARY, 2017.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

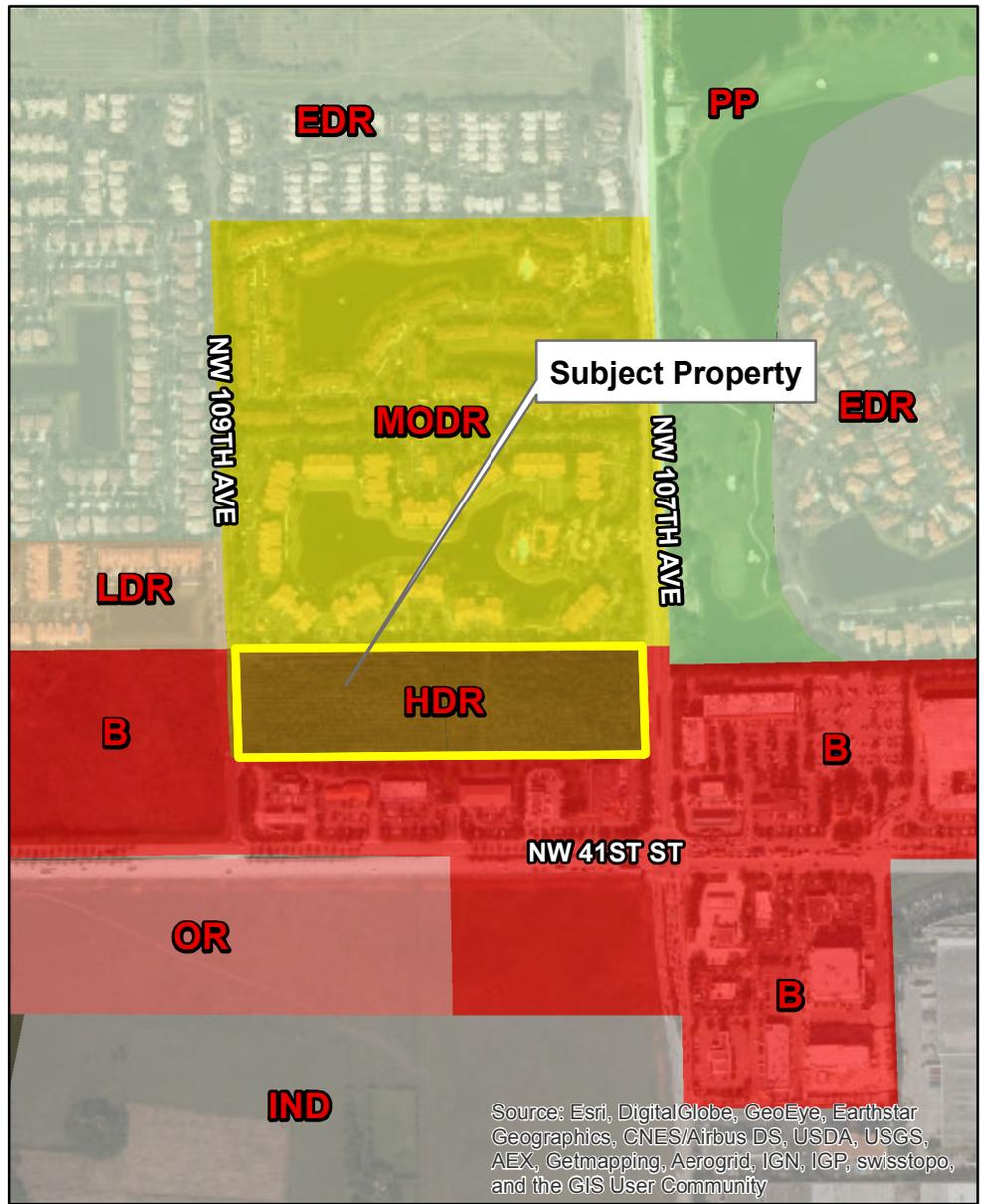
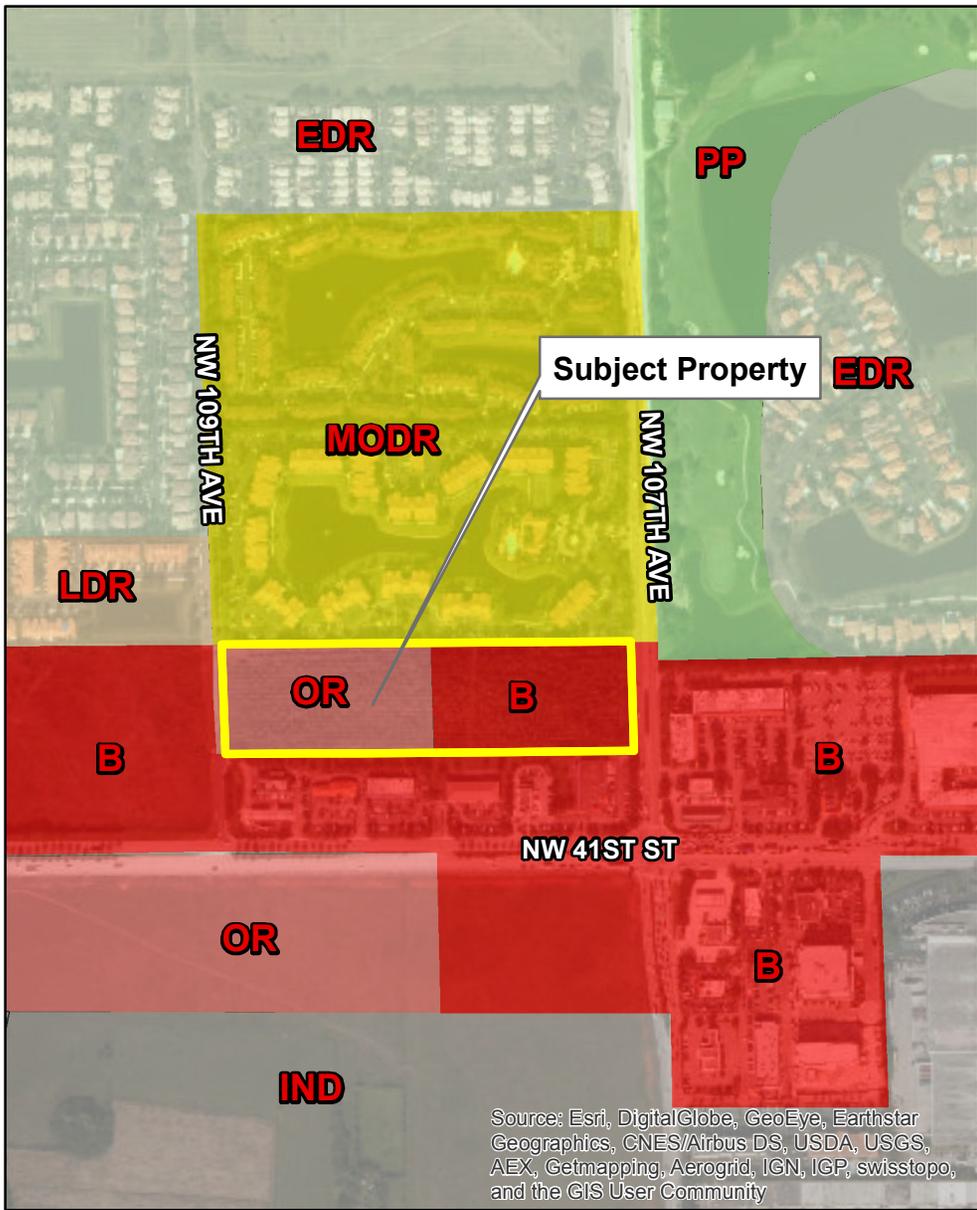


CONNIE DIAZ, CMC
CITY CLERK

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



Legend

- Business (B)
- Estate Density Residential (EDR)
- High Density Residential (HDR)
- Industrial (IND)
- Low Density Residential (LDR)
- Moderate Density Residential (MoDR)
- Office Residential (OR)
- Private Park (PrivPark)

Current Land Use

City of Doral



Planning & Zoning Department

Land Use Map

Proposed Land Use



EXHIBIT B

LEGAL DESCRIPTION:

Tract 55 of "Florida Fruit Lands Company's Subdivision No.1" according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Southeast $\frac{1}{4}$ of Section 19, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida.