

**RESOLUTION No. 16-22**

**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 OF A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP FROM INDUSTRIAL DISTRICT WITH A COMMUNITY MIXED USE OPPORTUNITY AREA OVERLAY TO BUSINESS DISTRICT WITH A COMMUNITY MIXED USE OPPORTUNITY AREA OVERLAY FOR 1.76 +/- ACRE PARCEL LOCATED AT 8650 NW 58 STREET, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Doral 87 Group, LLC, (“the Applicant”) is requesting an amendment to the Comprehensive Plan (“the Plan”) to change the Future Land Use Map (“FLUM”) category from Industrial District to Business District with the existing Community Mixed Use Opportunity Area overlay for 1.76 +/- acre parcel located at 8650 NW 58<sup>th</sup> Street, City of Doral, Florida, as depicted in Exhibit “A”, and legally described in Exhibit “B”; and

**WHEREAS**, On September 16, 2015, the Mayor and City Council approved Ordinance No. 2015-30 approving a Comprehensive Plan Future Land Use Map Amendment from Industrial to Business with an existing Community Mixed Use Opportunity Area for properties located adjacent to 8650 NW 58<sup>th</sup> Street; and

**WHEREAS**, the Applicant intends to incorporated the subject property as part of the 87<sup>th</sup> Avenue Doral Retail Development (FLUM amendment approved consistent with Ordinance No. 2015-30), and as such, the proposed land use amendment will allow for a greater flexibility for the redevelopment of the site with commercial and service uses in a manner consistent with Comprehensive Plan; and

**WHEREAS**, on January 27, 2016, the City of Doral City Council, sitting as the Local Planning Agency 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. Recommendation.** The proposed change to the Future Land Use Map category from Industrial District to Business District with the existing Community Mixed Use Opportunity Area overlay for 1.76 +/- acre parcel located at 8650 NW 58<sup>th</sup> Street, City of Doral, Florida, as depicted in Exhibit "A", and legally described in Exhibit "B", is consistent with the City's Comprehensive Plan. Therefore, it is recommended that the requested amendment is passed without a recommendation.

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

The foregoing Resolution was offered by Councilmember Cabrera 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	Absent / Excused
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED this 27 day of January, 2016.

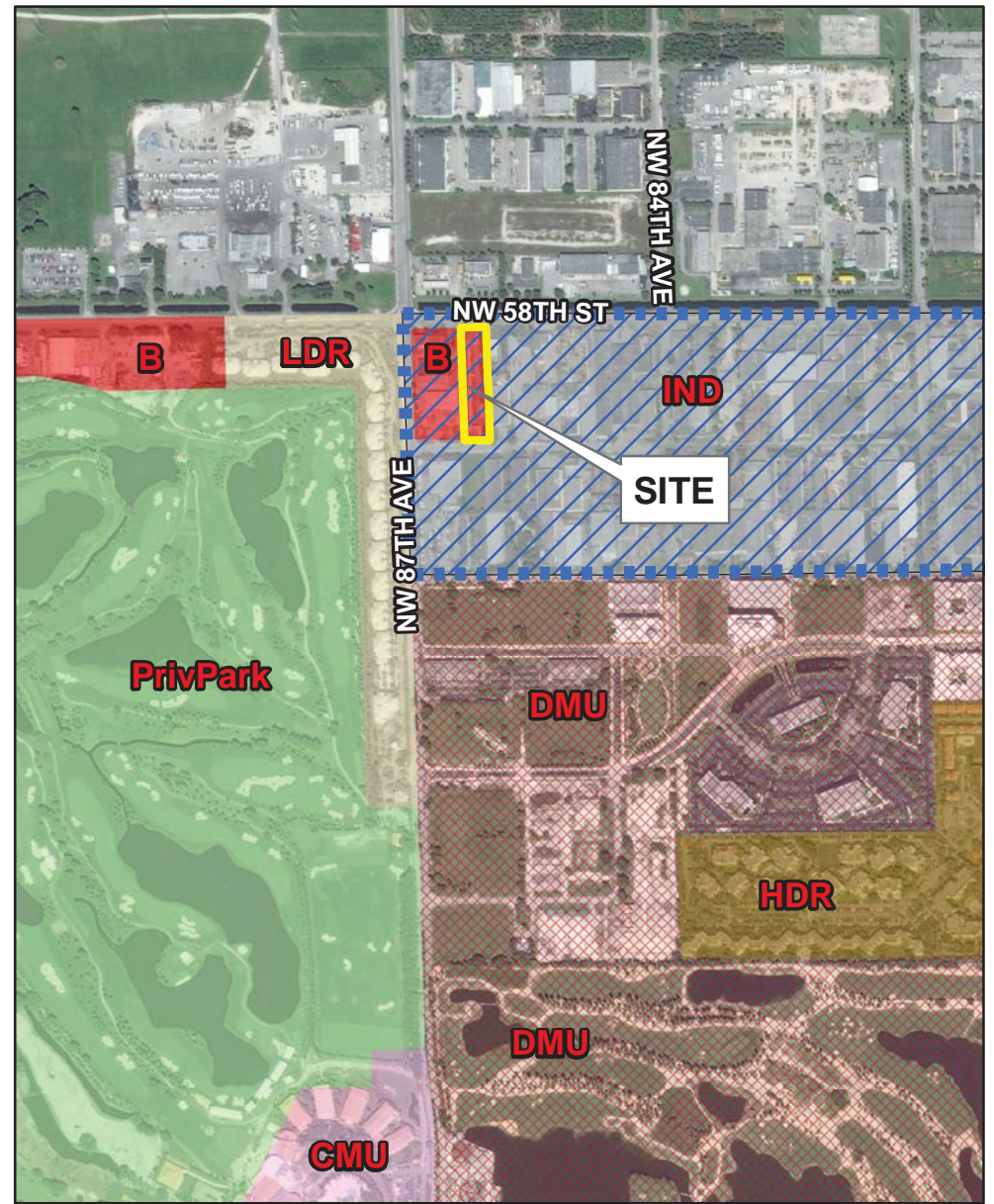
  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE SOLE USE  
OF THE CITY OF DORAL

  
\_\_\_\_\_  
WEISS, SEROTA, HELEMAN, COLE, & BIERMAN, PL  
CITY ATTORNEY



**Legend**

- Business (B)
- Community Mixed Use (CMU)
- Downtown Mixed Use (DMU)
- High Density Residential (HDR)
- Low Density Residential (LDR)
- Private Park (PrivPark)
- CMU Opportunity Area

**Current Land Use**

City of Doral



**Planning & Zoning Department**

**Land Use Map**

**Proposed Land Use**

**EXHIBIT A**



## **Exhibit B:**

### **LEGAL DESCRIPTION: (METES & BOUNDS)**

A Tract of land located in the Northwest 1/4 of Section 22, Township 53 South, Range 40 East, in Miami-Dade County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 53 South, Range 40 East; thence North 89°42'27" East along the North line of said Northwest 1/4 of Northwest 1/4 of Section 22, for a distance of 396.555 feet; thence South 01°42'56" East, for distance of 45.01 feet to the Point of Beginning, being that Point of Beginning located on the Southerly Right of Way line of NW 58th Street, thence continue South 01°42'56" East along the East line of the East 132.185 feet of the West 396.555 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 285.47 feet; thence North 89°41'40" East, for a distance of 0.045 feet; thence South 01°42'56" East along the East line of the East 132.20 feet of the West 396.00 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 295.47 feet to a point located on the Northerly Right of Way line of NW 56th Street; thence South 89°40'53" West, along said Northerly Right of Way line of NW 56th Street for a distance of 132.20 feet; thence North 01°42'56" West along the Westerly line of the East 132.20 feet of the West 396.60 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 295.50 feet; thence South 89°41'40" West for a distance of 0.03 feet; thence North 01°42'56" West along the Westerly line of the East 132.185 feet of the West 396.555 feet of the North 1/2 or the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 285.50 feet; thence North 89°42'27" East along a line parallel and 45 feet South of the North line of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22, for a distance of 132.185 feet to the Point or Beginning, containing 1.76 acres more or less.