

RESOLUTION No. 15-84

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 LARGE-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE MASTER PLAN BY CHANGING THE FUTURE LAND USE MAP FROM "INDUSTRIAL" ("I") WITH A "COMMUNITY MIXED USE OPPORTUNITY AREA" ("CMUOA") OVERLAY TO "COMMUNITY MIXED USE" ("CMU") FOR A 23.58± ACRE PARCEL OF LAND LOCATED ON THE EAST SIDE OF NW 87 AVENUE SOUTH OF NW 27 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Ramdev, LLC and Hotel Genpar, Ltd. ("the Applicant") is requesting an amendment to the Comprehensive Plan ("the Plan") to change the Future Land Use Map category from Industrial (I) with a Community Mixed Use Opportunity Area (CMUOA) Overlay to Community Mixed Use (CMU), as depicted in Exhibit "A", for 23.58 ± acres for the property generally located on the southeast corner of NW 87th Avenue and NW 27th Street, Doral, Florida, as legally described in Exhibit "B" (the "Property"); and

WHEREAS, on April 14, 2015, the Mayor and 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 Applicants and other persons and found that the amendment to the Comprehensive Plan Future Land Use Map is/is not consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND 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. The proposed text amendment is/ is not consistent with the City's Comprehensive Plan, and is therefore this resolution is passed without a recommendation.

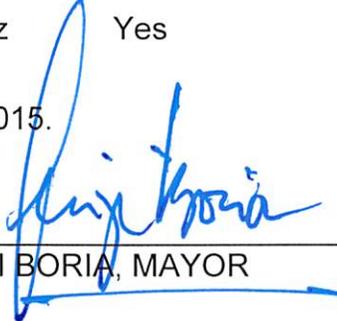
Section 3. Transmittal. The City Clerk is hereby directed transmit this resolution and its accompanying documentation to the Mayor and the City Council for their consideration and deliberation.

Section 4. 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 Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED and ADOPTED this 14 day of April, 2015.



LUIGI BORIA, MAYOR

ATTEST:



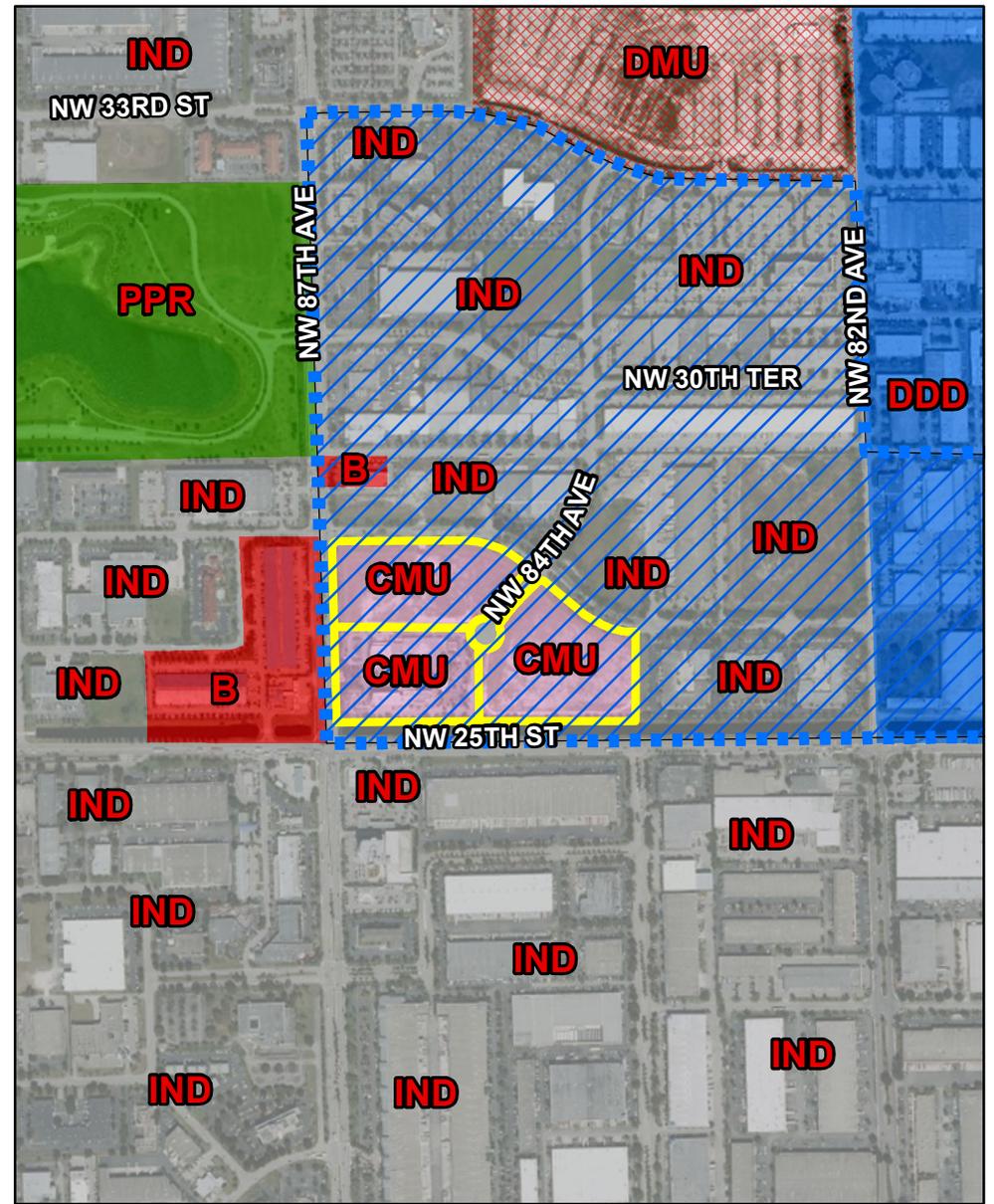
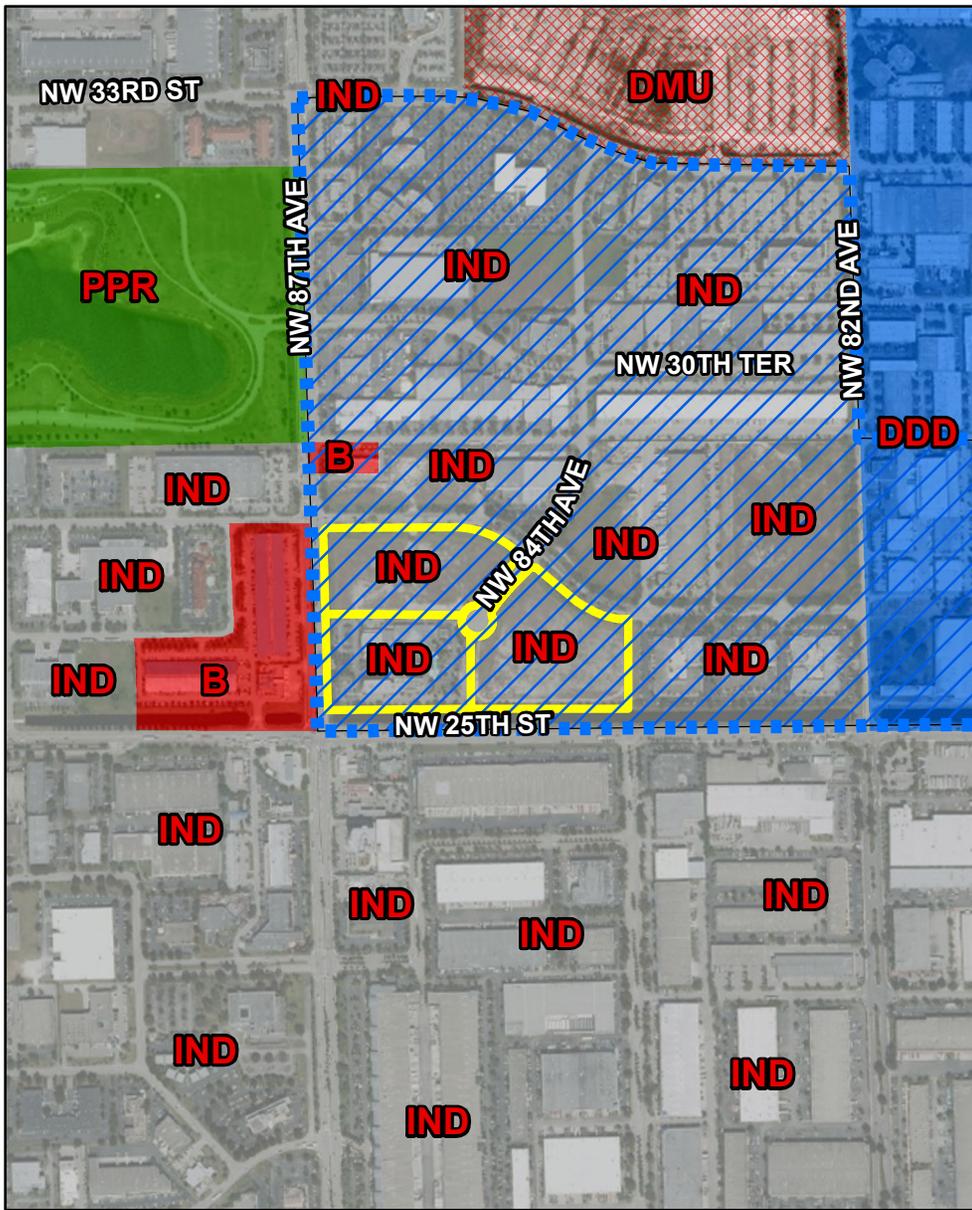
CONNIE DIAZ, CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE, & BIERMANN, PL
CITY ATTORNEY

EXHIBIT “A”



Legend

- Business Office (BO)
- Community Mixed Use (CMU)
- Doral Design District
- Downtown Mixed Use (DMU)
- Industrial (IND)
- Public Park (PubPark)

Current Land Use

City of Doral



Planning & Zoning Department
Intercontinental Village
Land Use Map

Proposed Land Use



Community Mixed Use Opportunity Area
 CMU Opportunity Area

EXHIBIT “B”

EXHIBIT B

Intercontinental Village Legal Description

The south 460.00 feet of Tract "A" of Transal Service Park, according to the plat thereof, as recorded in Plat Book 155, at Page 25, of the Public Records of Miami-Dade County, Florida AND the west 60.00 feet of Tract "B", of Transal Service Park, according to the plat thereof, as recorded at Plat Book 155, at Page 25, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH

A PORTION OF TRACT "A" AND TRACT "B" OF "TRANSAL SERVICE PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 155 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT; THENCE N89°41'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOR 55.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 87TH AVENUE; THENCE N01°44'35"W ALONG SAID RIGHT-OF-WAY LINE FOR 480.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE N01°44'35"W ALONG SAID RIGHT-OF-WAY LINE FOR 362.33 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE RIGHT; THENCE 79.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°35'37" TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH STREET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID RIGHT-OF-WAY LINE OF NORTHWEST 27TH STREET: N89°51'02"E FOR 581.14 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE RIGHT; THENCE 361.28 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 45°00'00" TO A POINT OF INTERSECTION ON A NON-TANGENT LINE, A

RADIAL LINE TO SAID POINT BEARS N44°51'02"E; THENCE S45°08'58"E FOR 214.26 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT; THENCE 425.69 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 45°10'02"E TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S00°19'00"E FOR 424.86 FEET; THENCE S89°41'00"W FOR 725.13 FEET; THENCE N00°19'00"W FOR 354.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S20°31'30"E; THENCE NORTHWESTERLY 180.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 138°01'40" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N62°29'50"W; THENCE S89°41'00"W FOR 663.76 FEET TO THE POINT OF BEGINNING, CONTAINING 17.87 ACRES, MORE OR LESS.