

**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 \_\_\_\_\_, who moved its adoption. The motion was seconded by \_\_\_\_\_ upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Oscar Puig-Corve	_____
Councilwoman Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Maureen Porras	_____

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