

RESOLUTION No. 25-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING/DENYING A PARKING VARIANCE FOR IMF DORAL, LLC, FOR THE PROPERTY LOCATED AT 1212 NW 82 AVENUE DORAL, FLORIDA, PURSUANT TO SECTION 53-460 OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article X. - Variances, Sec. 53-460 – Requests, of the City's Land Development Code, establishes the variance review procedures for the Mayor and City Council to review and;

WHEREAS, IMF Doral, LLC (the "Applicant") is seeking a parking variance for the property located at 1212 NW 82nd Avenue in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3034-047-0001 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, a zoning workshop was held on March 25, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City Council reviewed the variance application, the written and oral recommendations from the Planning and Zoning Department, and hereby finds competent substantial evidence to find the parking variance is in compliance with the City's Comprehensive Plan and Land Development Regulations, and further finds that the parking variance application should not be granted.

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

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the parking variance application and standards for approval of a variance under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for parking variance is in compliance with the Comprehensive Plan and the Land Development Regulations of the City.

Section 3. Approval/Denial. The Mayor and City Council hereby deny the parking variance for Live Local Act 1212 NW 82nd Avenue, Doral, FL - IMF Doral, for the property located at 1212 NW 82nd Avenue in the City of Doral, (the "City"), further identified by Miami-Dade County Property Appraiser by Folio No. 35-3034-047-0001, as legally described in "Exhibit A." The applicant proposes to convert the existing hotel into multi-family residential apartments intended for residents aged 55 and older, in alignment with Senate Bill 102, the 'Live Local Act.' The applicant is requesting a parking variance from the required 151.2 parking spaces to 133 parking spaces establishing a parking shortfall of 18.2; a copy of the site plan is provided in "Exhibit B."

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Maureen Porras	_____
Councilwoman Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Nicole Reinoso	_____

PASSED AND ADOPTED this 14 day of May, 2025.

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 & COBIELLA, PLLC
CITY ATTORNEY