

RESOLUTION No. 25-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FOR TWO CONTIGUOUS PARCELS FROM INDUSTRIAL COMMERCIAL (IC) TO CORRIDOR COMMERCIAL (CC) FOR THE NORTHERN PARCEL OF THE PROPERTY (35-3017-001-0180), AND FROM GENERAL USE (GU) TO CORRIDOR COMMERCIAL (CC) FOR THE SOUTHERN PARCEL OF THE PROPERTY (35-3017-001-0190), FOR THE ±3.25 ACRE PROPERTY GENERALLY LOCATED SOUTH OF NW 74 STREET AND WEST OF 102 AVENUE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Holdings of Christopher, LLC, (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel and from General Use (GU) to Corridor Commercial (CC) for the southern parcel for the property located south of NW 74th Street and west of 102nd Avenue (the "Property"), in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser Folio No. 35-3017-001-0180 (north parcel) & 35-3017-001-0190 (south parcel). A copy of the letter of intent and application is provided in "Exhibit A."; and

WHEREAS, on January 22, 2025, 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, the Applicant intends to develop the vacant property with a commercial project comprising of three commercial & office buildings; 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.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY THAT:

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

Section 2. Decision. The LPA hereby recommends approval/denial or going forward without a recommendation to the local governing body (City Council) the proposed amendment to the City's Official Zoning Map from Industrial Commercial (IC) to Corridor Commercial (CC) for the northern parcel and from General Use (GU) to Corridor Commercial (CC) for the southern parcel for the property located south of NW 74th Street and west of 102nd Avenue (the "Property"), as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Effective Date. This Resolution shall become effective immediately upon its adoption by the Local Planning Agency.

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/DISAPPROVED OR TRANSMITTED WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY (CITY COUNCIL) THIS 8 DAY OF OCTOBER, 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