

CITY OF DORAL, FLORIDA  
ANNEXATION REPORT

Section 6, Township 53, Range 40  
(2016 RESUBMITTAL)



April 20, 2016



Pursuant to Resolution No. 16-92, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Luigi Boria  
Vice-Mayor Christi Fraga  
Councilwoman Sandra Ruiz  
Councilman Pete Cabrera  
Councilwoman Anna Maria Rodriguez

Staff  
Edward A. Rojas, City Manager  
Connie Diaz, City Clerk  
Daniel Espino and Gilberto Pastoriza, City Attorneys  
Julian H. Perez, AICP, CFM, Planning and Zoning Director

Prepared by:



**BELL DAVID PLANNING GROUP, INC.**  
Navigating Florida's Planning Requirements  
1019 NE 104<sup>th</sup> Street  
Miami Shores, FL 33138

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Attachment "A" – Certified List of Property Owners

## 1. Executive Summary

With this re-submittal, the City of Doral (City), wishes to reinitiate the annexation process begun over six years ago. The City wishes to annex approximately a **one square mile area** which is contiguous to the City's current northern municipal boundary (See Location Aerial). There are no Terminals designated on the Miami-Dade County Land Use Plan Map within ½ mile of this area nor will this annexation create an enclave.

The Annexation Area is described as: Section 6, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by NW 90<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 106<sup>th</sup> Street on the north, and the NW 117<sup>th</sup> Avenue Canal and Road Right-of-Way to the west. This area is completely accessible through the existing street network of Doral.

The City is a relatively new municipality, having incorporated in 2003. Miami-Dade County (County) still provides certain services as stipulated in various Interlocal Agreements and will continue to do so for the proposed Annexation Area. The City has adjusted its millage rate downward since the time of incorporation and is now lower than the millage rate for Unincorporated Miami-Dade County.

The City is dissimilar from other municipalities that have incorporated in Miami-Dade County over the last 20 or so years due to the unprecedented mix of residential, commercial and industrial uses within the existing boundaries – a benefit to property owners within the annexation area. The City also includes a world class hotel and golf course, excellent schools and is considered an international hub for commerce. Because of the mix of uses and large tax base the City of Doral is considered financially well placed and a donor area.

According the BEBR, the 2015 population estimate figures show that 55,660 persons reside in the City of Doral. The addition of the Annexation Area, which has zero electors, would not impact the population of the City.

With its current successes the City wishes to expand so that the following goals may also benefit the Annexation Area:

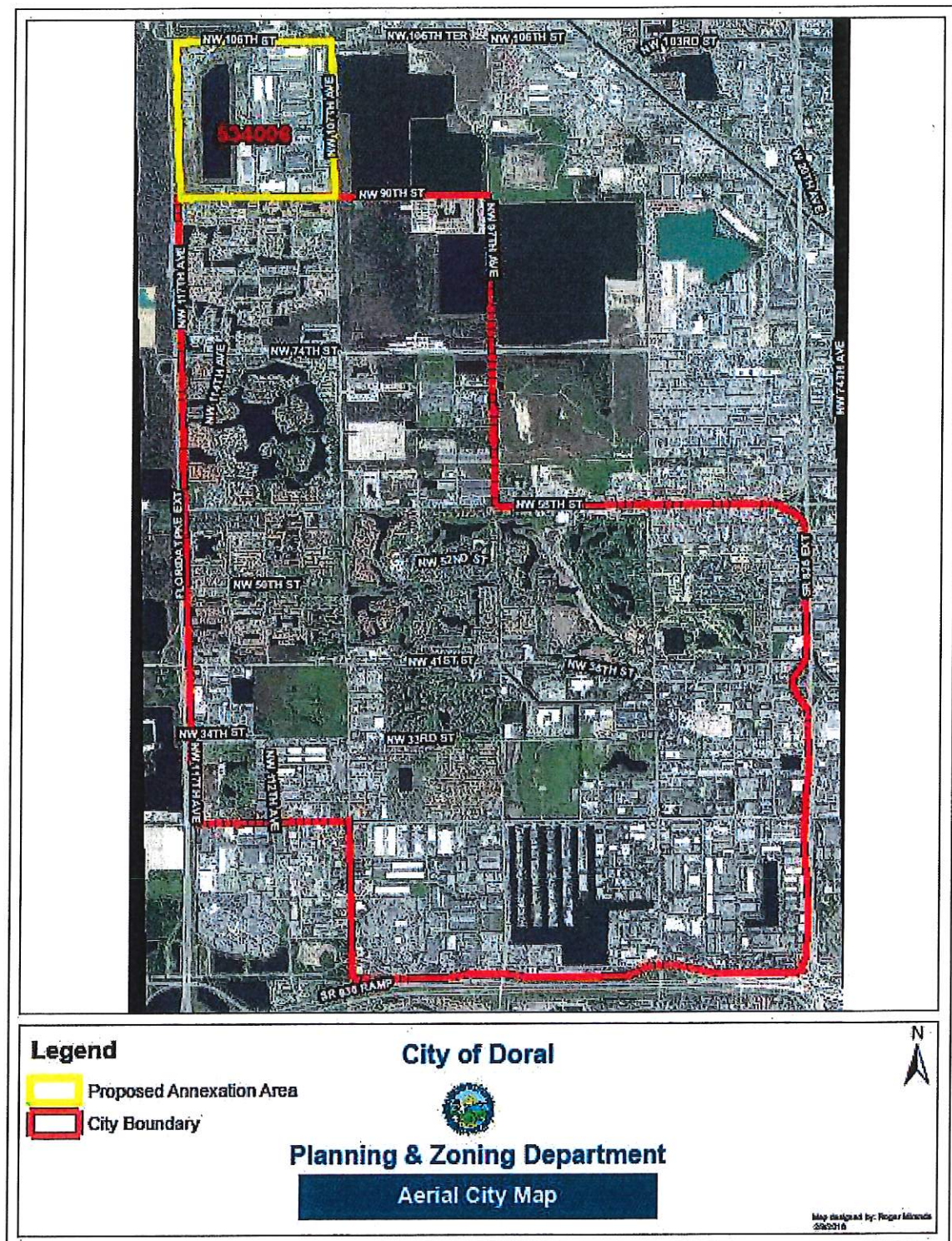
- Improving services and infrastructure;
- Having a local government that is aware of and concerned with the business community's development and the quality of life for local residents and businesses;
- Instilling pride and participation;
- Improving the process of development regulation; and
- Providing for a local government that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade municipalities, old and

new, in providing financial assistance to some of the less fortunate areas of the County.

In summary, the Annexation Area will further provide for the fiscal strength of the City by increasing its tax base and allowing for significant job creation opportunities. Through more localized planning and review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.



## 2. Location Aerial



### **3. Resolutions**

As stated previously, the current application for annexation of Section 6 is a resubmittal and update of previous requests. In addition to the current Resolution No. 16-92 approved by the City of Doral City Council on April 20, 2016, Resolutions 13-19, 08-100 and 04-99 have been included in order to provide a historical record of past City Council actions on this matter.



**RESOLUTION No. 16-92**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-19, RESOLUTION 08-100 AND RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX THE PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, CITY MANAGER, CITY CLERK AND CITY ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 13-19 after public hearing on February 27, 2013, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

**WHEREAS**, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 08-100 after public hearing on October 8, 2008, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

**WHEREAS**, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "C;" and

**WHEREAS**, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

**WHEREAS**, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens.

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

**Section 1. Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2. Affirmation.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area

legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3. Annexation Request.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate Resolution approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County,

**Section 4. Authorization.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to reinstate and continue the boundary change procedure in accordance with Section 20-3 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

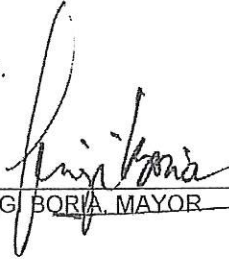
**Section 5. Transmittal.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation, as provided in Exhibit "D", consistent with Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

**Section 6. Effective Date.** This resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Ruiz 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 Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Absent/Excused
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 20 day of April, 2016.

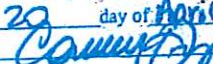
  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
WEIS, SEROTA, HELFMAN, COLE AND BIERMAN, LLP  
CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
I, CONNIE DIAZ, City Clerk  
Of the City of Doral, Florida do hereby certify  
that the above and foregoing is a true and correct  
copy of the original thereof on file in the office.  
WITNESS, my hand and the seal of said City  
this 29 day of April AD20 16  
By: 

## EXHIBIT A

Res. No. 13-19  
Page 1 of 4

### RESOLUTION NO. 13-19

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 08-100 AND RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 08-100 after public hearing on October 8, 2008, upon mailed notice provided to all affected property owners within 600 feet of the proposed

boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

**WHEREAS**, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

**WHEREAS**, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, by this Resolution, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

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

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.



**Section 3.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County,

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to reinstate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

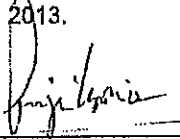
**Section 6.** This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

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

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Absent
Councilwoman Chrisli Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes

PASSED and ADOPTED this 27 day of February, 2013.

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

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

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

 For:  
\_\_\_\_\_  
JIMMY MORALES, CITY ATTORNEY

## **EXHIBIT B**

### **RESOLUTION NO. 08 - 100**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, CONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

**WHEREAS**, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

**WHEREAS**, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in

Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens; and

**WHEREAS**, by this Resolution, the City Council affirms its previous determination that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens;

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

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3.** The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed

necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

**Section 6.** This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 8<sup>th</sup> day of October , 2008.

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

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

  
\_\_\_\_\_  
JOHN J. HEARN, CITY ATTORNEY



## EXHIBIT C

### RESOLUTION NO. 04-99

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens.

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

**Section 1.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2.** The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

**Section 3.** The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

**Section 4.** The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

**Section 5.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. This resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Councilman Van Name, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

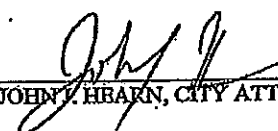
PASSED and ADOPTED this 27<sup>th</sup> day of October, 2004.

  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
SHEILA PAUL, CMC, CITY CLERK

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

  
JOHN L. HEARN, CITY ATTORNEY

## 4. Public Hearing Notice – Wednesday April 20, 2016



### CITY OF DORAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 20, 2016, the City Council of Doral will hold a Public Hearing at 6:00 P.M. at the City of Doral, Government Center, Council Chambers located at 8401 NW 53<sup>rd</sup> Terrace, 3<sup>rd</sup> Floor, Doral, Florida, 33168, Doral, FL., pursuant to the Miami-Dade County Charter Section 6.04 and the Miami-Dade County Ordinances, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land depicted in the following map. All interested parties are urged to attend the meeting and be heard.

The City of Doral proposes to adopt the following Resolution:

#### RESOLUTION No. 16-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-18, RESOLUTION 08-100 AND RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 16-04-DOR-20

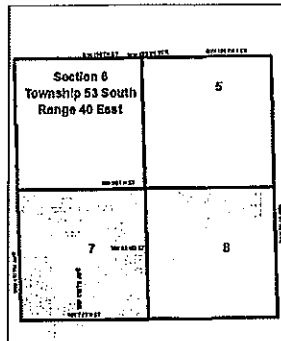
APPLICANT: City of Doral

PROJECT NAME: Section #6 Annexation Application.

LOCATION: The annexation area is described as Section 6, Township 53, Range 40 East in Miami-Dade County, Florida. The area is bounded by NW 90<sup>th</sup> Street on the south, NW 107 Avenue on the east, NW 106<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue Canal and Road Right of Way to the west.

REQUEST: The City Administration is requesting the City Mayor and Council approval to transmit to Miami-Dade County the proposed annexation application for the following unincorporated area in Miami-Dade County: Section 6 Township 53, Range 40 East. The proposed annexation area is approximately one square mile which is contiguous to the City's northern municipal boundary.

LEGAL DESCRIPTION: All of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.



Information relating to the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at 8401 NW 53<sup>rd</sup> Terrace, Doral, FL. 33168. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, 8401 NW 53<sup>rd</sup> Terrace, Doral, FL. 33168. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 288.0105, Florida Statutes if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

Connla Diaz, CMC  
City Clerk  
City of Doral

**5. Map and Legal Description**

See Section 2. above for location

All of Section 6, Township 53, Range 40

Total Number of Acres: 640.2

**6. Certification of County Supervisor of Registration (Elections) and Department of Regulatory and Economic Resources – Request Letters and Responses**



February 26, 2016

Ms. Penelope Townsley, Supervisor of Elections  
Miami-Dade County Elections Department  
2700 NW 87<sup>th</sup> Avenue  
Doral, FL 33172

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors  
City of Doral Annexation Request – Section 6, Township 53, Range 40

Dear Ms. Townsley:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 90<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 108<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue (HEFT) to the west.

As referenced in Chapter 20 "Municipalities", Section 3(C), a "Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains either more than two hundred fifty (250) residents who are qualified electors, or less than two hundred fifty (250) residents who are qualified electors." is required for the application submittal.

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,

Alex A. David, AICP

Attachment

cc: Edward A. Rojas, City Manager, City of Doral  
Connie Diaz, City Clerk, City of Doral  
Gilberto Pastoriza and Daniel Espino, City Attorneys, City of Doral  
Julian H. Perez, AICP, CFM, Planning and Zoning Director, City of Doral





Elections  
2700 NW 87th Avenue  
Miami, Florida 33172  
T 305-499-VOTE F 305-499-8547  
TTY: 305-499-8480

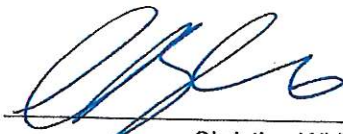
miamidade.gov

## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the **City of Doral Annexation Area**, bounded by NW 90<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 106<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue (HEFT) to the west, has 0 voters.

  
Christina White  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 15<sup>th</sup> DAY OF  
MARCH, 2016



February 26, 2018

Mr. Jack Osterholt, Director  
Miami-Dade County  
Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, FL 33128

RE: Certificate of the Director Determining Percent of Residential Development  
City of Doral Annexation Request – Section 6, Township 53, Range 40

Dear Mr. Osterholt:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 80<sup>th</sup> Street on the south, NW 107<sup>th</sup> Avenue on the east, NW 80<sup>th</sup> Street on the north, and NW 117<sup>th</sup> Avenue (LEFT) to the west.

As referenced in Section 20-3 (G) and pursuant to the Miami Dade County Code, Chapter 20 "Municipalities" Section 20-9 "Election on proposed boundary changes; required", a determination by the Director of the Department of Planning and Zoning (*now RER*) concerning the percentage of development within the annexed area is required. Section 20-9 states: "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning (*now RER*)."

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,

  
Alex A. Davis, AICP

Attachment

cc: Mark Woerner, AICP, Asst. Director of Planning, RER  
Edward A. Rojas, City Manager, City of Doral  
Carmie Diaz, City Clerk, City of Doral  
Gilberto Pastonza and Daniel Espino, City Attorneys, City of Doral  
Julian H. Perez, AICP, CFM, Planning and Zoning Director, City of Doral

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2019 NE 104<sup>th</sup> Street • Miami Shores, FL 33138 • Office: 786.514.0121  
www.bell david.com alex@bell david.com

## RER RESPONSE

### Memorandum



**Date:** March 17, 2016

**To:** Christopher Agrippa, Director  
Clerk of the Board

**From:** Nathan Kogon, AICP, Assistant Director  
Regulatory and Economic Resources *NK*

**Subject:** Certification of the City of Doral's Proposed Annexation

---

This memorandum serves to certify that, in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

- o The proposed annexation area, described below, is less than 50 percent developed residential. According to the 2016 land use records, as shown in the attached table and figure, there are zero acres of land in residential use (zero percent) within the proposed annexation area. The land area of the proposed annexation is approximately 640.2 acres.
- o The proposed annexation area, which is shown in the attached figure, is generally bounded by NW 106<sup>th</sup> Street to the north, NW 107<sup>th</sup> Avenue to the east, NW 90<sup>th</sup> Street to the south and NW 117<sup>th</sup> Avenue to the west.

#### Attachments

cc: Jorge Fernandez, Office of Management and Budget

City of Doral Annexation Area  
Section 06, Township 53, Range 40  
2016 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Doral (Area Acres)	City of Doral (Percent of Total)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	1,704.5	17.8	112,296.3
Commercial, Office, and Transient Residential *	68.7	10.7	897.8	9.4	14,448.8
Industrial	318.4	49.7	1,668.9	17.4	19,168.7
Institutional	0.0	0.0	318.2	3.3	14,910.2
Parks/Recreation	47.8	7.5	890.4	9.3	834,272.1
Transportation, Communication, Utilities	103.6	16.2	1,804.7	18.9	87,507.0
Agriculture	0.0	0.0	208.8	2.2	62,570.0
Undeveloped	18.6	2.9	1,089.8	11.4	83,482.4
Inland Waters	83.2	13.0	990.2	10.3	37,658.8
Total:	640.2	100.0	9,573.4	100.0	1,266,314.2
					100.0

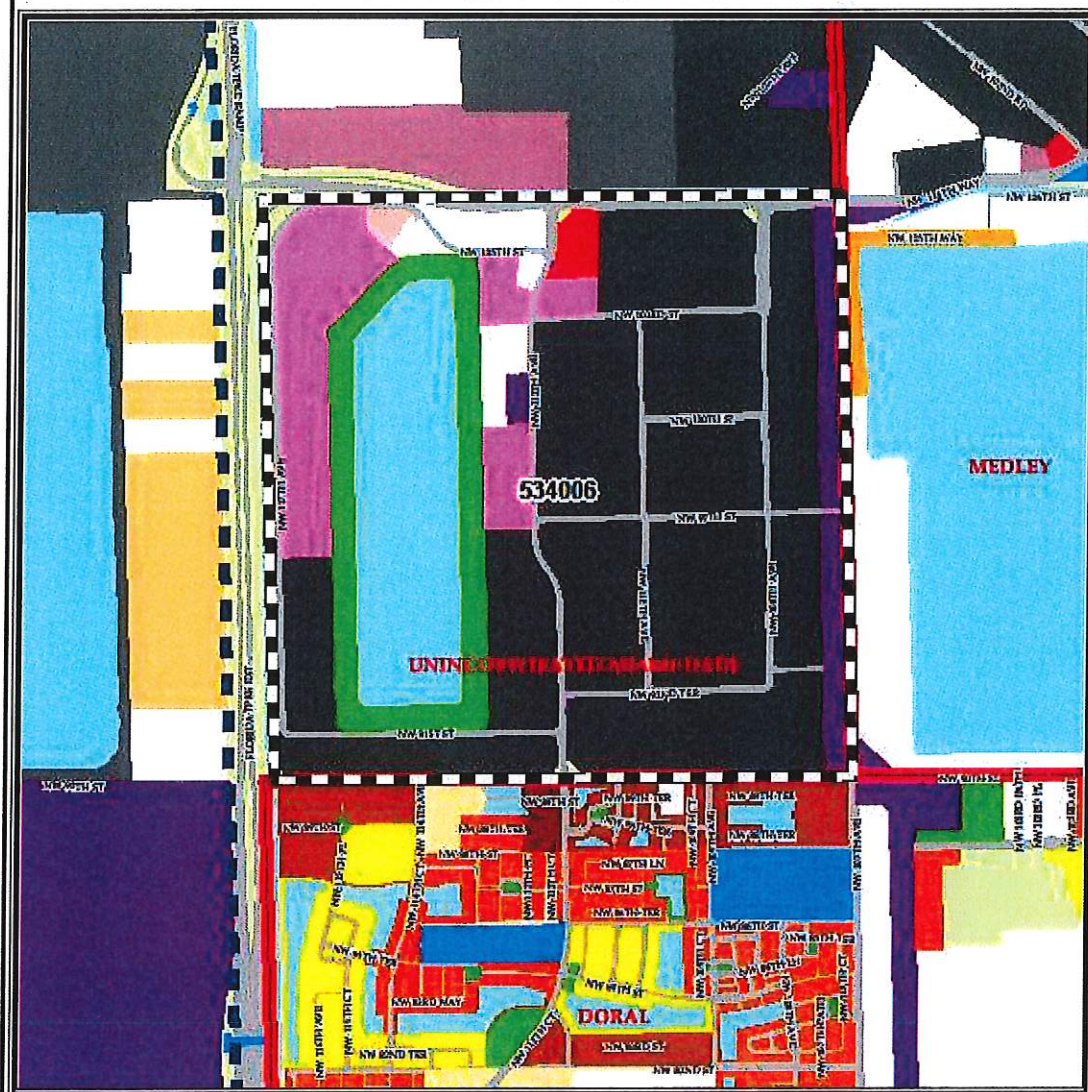
\* Transient Residential includes Hotels and Motels

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section March, 2016



# CITY OF DORAL PROPOSED ANNEXATION AREA

SECTION 06, TOWNSHIP 53, RANGE 40



## Legend

- |  |  |                              |
|--|--|------------------------------|
| Single-Family                          | Industrial Intensive, Office type of use | Proposed Annexation Boundary |
| Mobile Home Parks                      | Communications, Utilities, Terminals     | Urban Development Boundary   |
| Townhouses                             | Streets, Roads, Expressways, Ramps       | Municipal Boundary           |
| Low-Density Multi-Family               | Streets, Expressway R/W                  |                              |
| High-Density Multi-Family              | Parks, Recreation, Conservation Areas    |                              |
| Transient-Residential (Hotels, Motels) | Vacant Government Owned, Unprotected     |                              |
| Commercial, Shopping Centers, Stadiums | Vacant, Protected, Privately Owned       |                              |
| Office                                 | Vacant, Protected, Government Owned      |                              |
| Institutions                           | Vacant Privately Owned, Unprotected      |                              |
| Industrial Extraction                  | Inland Waters                            |                              |
| Industrial                             |  |                              |



**DORAL**

Regulatory and Economic Resources Department  
Planning Research & Economic Analysis Section

*Building Tomorrow's Doral*

March 2014

## **7. Statement of Reason for Boundary Changes**

The proposed annexation area as shown abuts the City of Doral at its northern limit. Annexing the approximately 1.0 square mile area will also insure that the high quality of life for businesses and visitors will remain through continued proper planning and development practices. It is a fact that the excellent quality of existing and proposed development within the annexation area is compatible with and complementary to development already existing in Doral's office and industrial zones.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. And in this case, more so, because Section 7 to the south is almost fully developed with residential land uses which is shown on the Comprehensive Development Master Plan Future Land Use Map.

Again, through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Finally, since the City of Doral is fiscally very sound it will be able to service the area without impact to residents, businesses and other stakeholders within the current municipal boundaries. Also, property owners within the proposed annexation area **will benefit from more localized government.**

**8. Notification of Property Owners and Municipalities of City Intent**

Formal notice of the public hearing by the City proceeding with the annexation has been sent to property owners and municipalities within the area and within 600 feet thereof. Proof of compliance with this section shall be required. **(See Attachment "A" - CERTIFIED LIST OF PROPERTY OWNERS)**

## 9. Land Use Plan and Zoning

The land use and zoning consists mostly of industrial and office, with a number of larger undeveloped parcels, as shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Regulatory and Economic Resources the Annexation Area is approximately 1.0 square mile (640.2 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses may be found under Section 6 of this report.

Table 1.  
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office	68.7	10.7
Hotels and Motels	0.0	0.0
Industrial	318.4	49.7
Institutional	0.0	0.0
Parks & Recreation Open Space	47.8	7.5
Transportation, Communications, Utilities	103.6	16.2
Agriculture	0.0	0.0
Undeveloped	18.6	2.9
Inland Water	83.2	13.0
Coastal Water	0.0	0.0
TOTAL	640.2	100.00

The City has adopted its Comprehensive Development Master Plan. Additionally, the City adopted its first Land Development Code.

The Miami-Dade Existing Land Use Map – March 2016 is shown above.

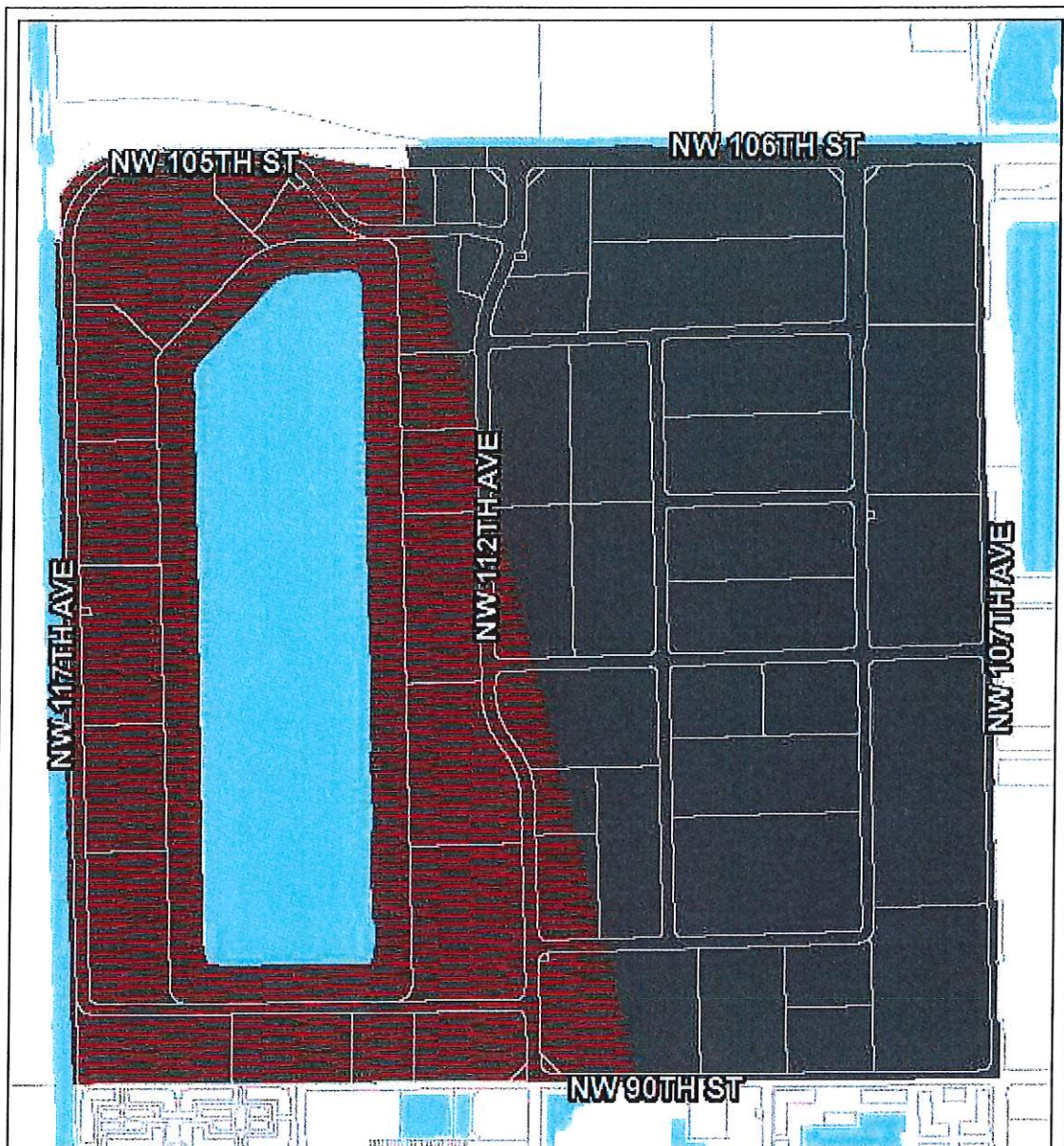


### Future Land Use Designation for Section

Section 6 53 40 is designated Industrial and Office and Restricted Industrial and Office on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to the City's closest Land Use equivalent.

Please see Future Land Use Plan Map for more detailed Land Use designation locations.

Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan 2015-2025 and the City of Doral Comprehensive Development Master Plan.



Miami Dade County  
Future Land Use  
Section 534006

Industrial and Office  
Restricted Industrial and Office

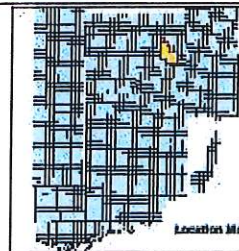
Map Author: Roger Mims  
2008

City of Doral



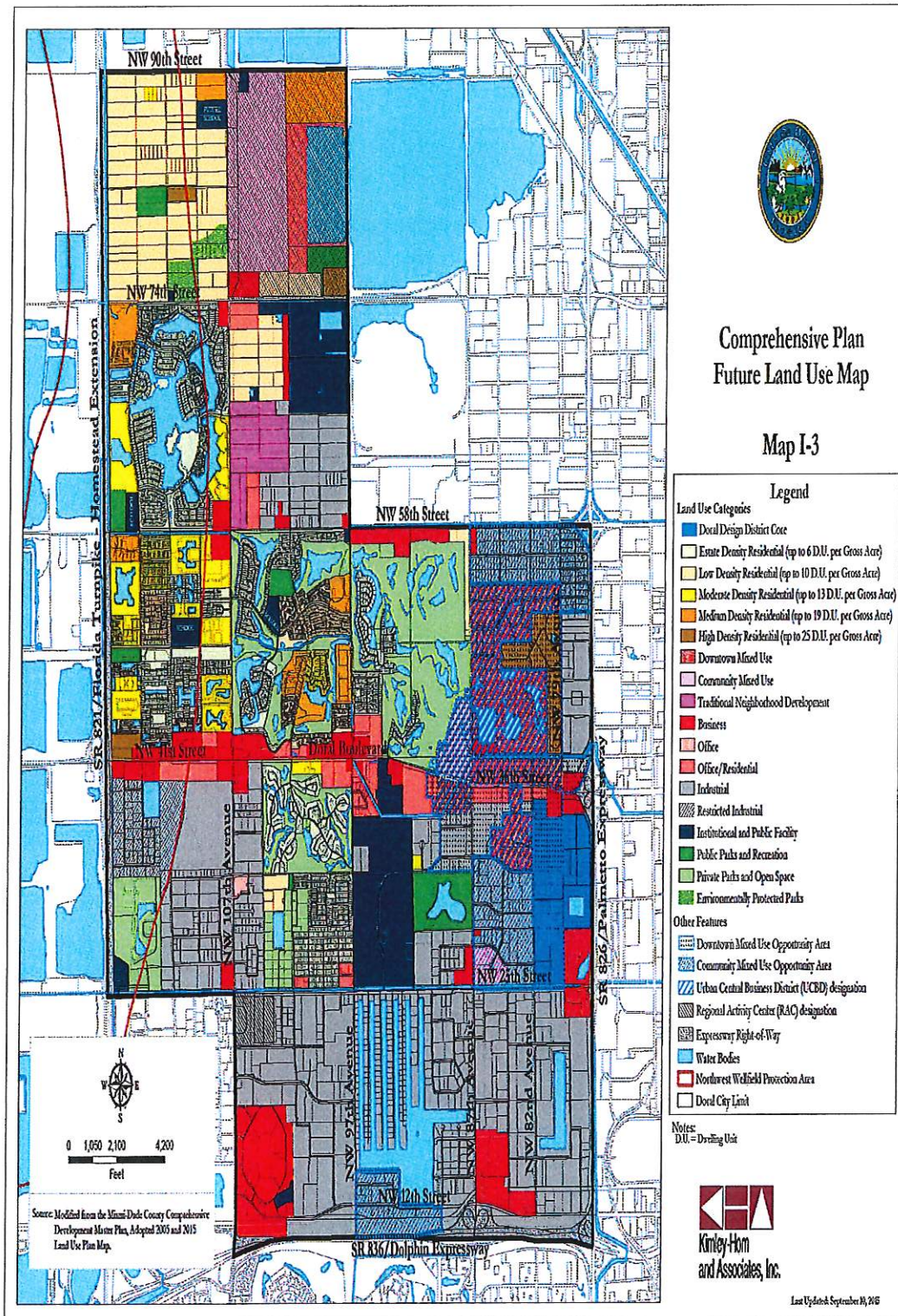
Planning & Zoning Department

Doral Annexation Area



Location Map





## Future Land Use Plan Map Designations (Miami-Dade County)

### Industrial and Office

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.

In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on

two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.

TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall be allocated to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshops Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built per area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.

#### Restricted Industrial and Office

Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain

business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

### Equivalent City of Doral Future Land Use Designations

\* *Business* - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102<sup>nd</sup> Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

\* *Industrial (I)* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

\* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum

of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

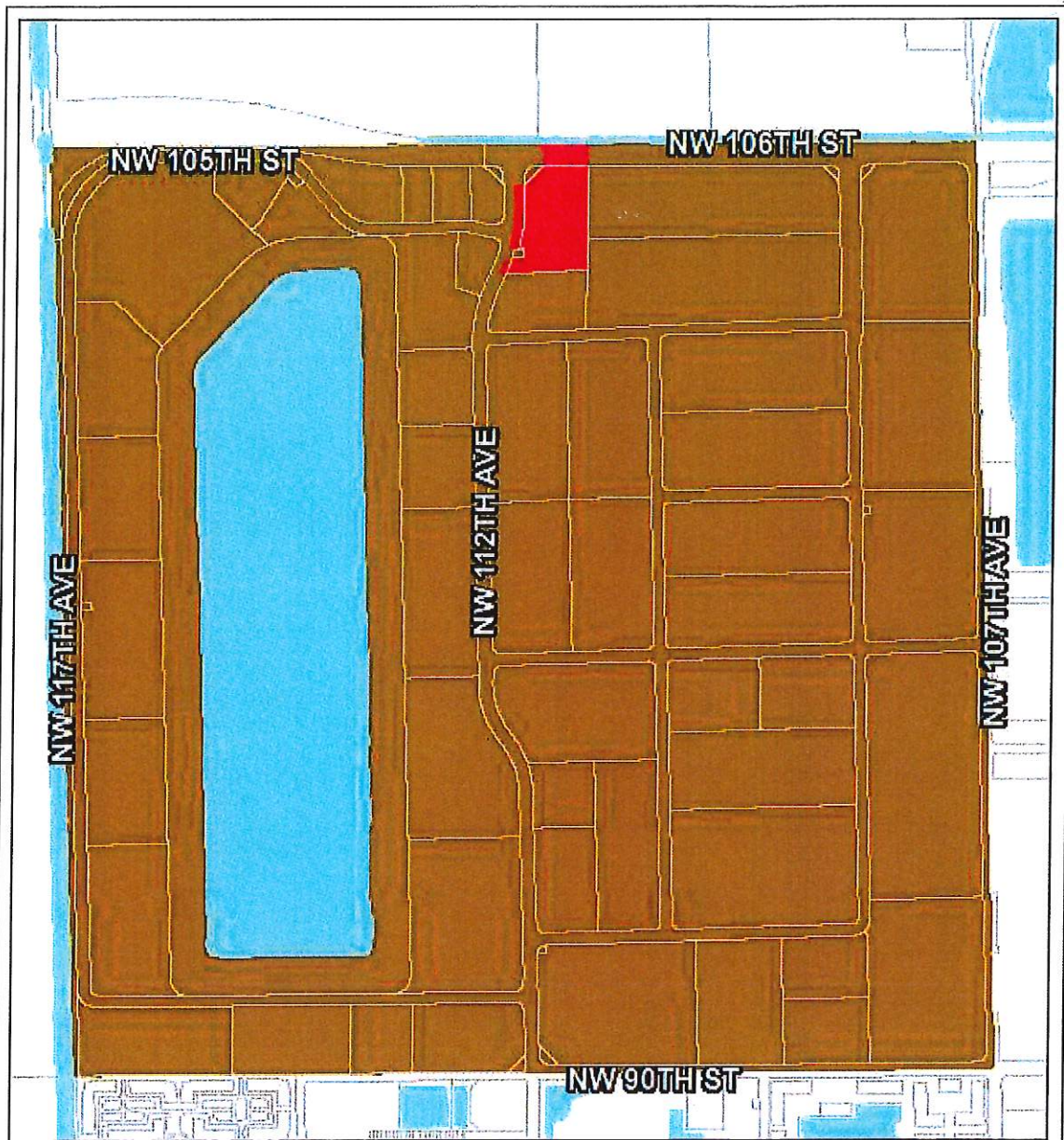
### Zoning

The Annexation Area consists of lands zoned mostly Industrial with a small portion being Limited Business as shown on the Miami-Dade County Zoning Maps. Upon annexation, the City will rezone those properties to the City's closest equivalent.

Section 6 53 40 is generally zoned IU-C – Industrial District, Conditional except for approximately 9 acres at the southeast corner of NW 106<sup>th</sup> Street and NW 112<sup>th</sup> Avenue which is zoned BU-1A – Limited Business District. The City's equivalent, respectively, are "I" (Industrial) and "CC" (Corridor Commercial)

Please see the Section Map for more detailed zoning district location information. Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code.





Miami Dade County Zoning  
Section 534006

- Business District, Limited (BU-1A)
- Industrial District, Conditional (IUC)

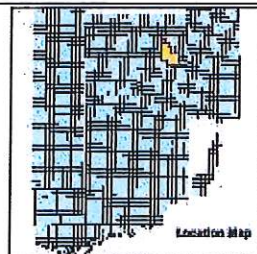
Map Author: Roger Menden  
2/6/2018

City of Doral



Planning & Zoning Department

Doral Annexation Area





## Zoning Districts (Miami-Dade County)

### Article XXV. BU-1A, Limited Business District

#### Sec. 33-246. Purpose.

The purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.

#### Sec. 33-247. Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses: All uses permitted in the BU-1 District, and such uses as automobile new parts and equipment sales, automobile service stations, banks, including drive-in teller service, dog and pet hospitals in air-conditioned buildings, dry cleaning establishments, furniture and grocery stores and home improvement centers.

### Article XXXII. IU-C, Industrial District, Conditional

#### Sec. 33-267. Intent.

IU-C District shall be applied only to those lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and the general welfare of the County. It is intended that this district shall be utilized to provide an adequate reservoir of lands suited for the needs and requirements of large industries, and industrial park developments, to the end that desirable industrial concerns may be attracted to this area. It is intended, however, that this district shall not be used indiscriminately, so as to permit any industrial use which might be offensive or obnoxious by reason of the emanation of odors, gases, dust, noise or vibration, pollution of air or water, or otherwise detrimental to the general welfare of this community; but that it shall be restricted and confined to only those large industrial uses and industrial park type developments which produce a net gain to the community. It is recognized that the rapid development of new and different industrial uses and operations makes it impossible and impractical to accurately enumerate those which would be beneficial or detrimental to the welfare of this community. Therefore, the intent and purpose for the establishment of this district is expressly set forth, and standards set forth for the use of lands embraced within this district.

#### Sec. 33-268. Permitted uses.

No land, body of water, or structure in an IU-C District shall be used or permitted to be used, and no structure shall be erected, constructed, moved or

reconstructed, structurally altered, used, occupied or maintained for any purpose (except as a legal nonconforming building or use), except for one (1) or more of the uses hereinafter enumerated, and then only in accordance with the conditions hereinafter set forth:

- (1) Every use permitted in the IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-C District, and every use permitted in the IU-3 Districts (uses permitted in IU-2 District specifically prohibited) and all other industrial uses similar in character shall be permitted in the IU-C District, and shall include utility plants and substations such as, but not limited to, sewage, water, power, communications and gas.
- (2) All residential buildings and uses shall be prohibited in IU-C Districts, except for caretakers' quarters incidental to a permitted industrial use.

## City of Doral Equivalent Zoning Districts

### Chapter 68, Article VI. Division 3. Industrial District (I)

#### **Sec. 68-819. - Intent and purpose.**

The intent and purpose of the industrial district (I) is to allow for industrial uses in the city, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city.

#### **Sec. 68-820. - Permitted uses—Generally.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development requirements for the following uses permitted in the industrial district (I):

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (1a) Residential, maximum 20 units per acre if located within the District Core of the Doral Design District Plan. Residential units may consists of work/live, multi-family condominium/apartment house and lofts.
- (2) Professional offices.
- (3) Medical offices.
- (4) Restaurants.
- (5) Hotels and motels with a maximum density of 75 units per acre.
- (6) Retail and services, permitted only as an ancillary use with only 15 percent of the entire development in conjunction with principle uses.
- (6a) Retail and services, up to 100 percent of the parcel if located within the District Core of the Doral Design District Plan. The district core shall contain no more than 10 percent retail and service uses.
  - a. *Exceptions:*
    1. All other uses permitted pursuant to this section, regardless of the nature of the use, shall not be counted towards the 10 percent retail district core maximum.
    3. (sic) In the event that the District Core reaches its 10 percent retail and services maximum, ancillary retail and services are still permitted on an individual site up to 15 percent of the development pursuant to (6).
  - b. *Calculations:*
    1. Only retail and services uses pursuant to (6a) shall be calculated toward the maximum 10 percent based on all building square footage within the district core.
    2. Retail and services pursuant to (6a) shall not be added to the overall building square footage of the district core in which retail and services, pursuant to (6a), is calculated.

3. The city's Planning and Zoning Department will maintain an inventory of remaining allocation for retail and services permitted within the district core.
  4. Retail and service uses that are located within either a mixed use or commercially zoned property and that fall within the district core, shall not contribute to the overall 10 percent maximum retail and services allocation. Additionally, building area within these zoning districts shall not contribute to the overall square footage within the district core for the purposes of the aforementioned calculations.
- (7) Educational facilities.
  - (8) Public schools.
  - (9) Trade schools.
  - (10) Religious facilities.
  - (11) Day care facilities.
  - (12) Warehouses.
  - (13) Showrooms.
  - (14) Manufacturing, light.
  - (15) Places of assembly (banquet halls, private clubs, convention and auditoriums).
  - (16) Recreation facilities.
  - (17) Automotive rental.
  - (18) Miniwarehouses.
  - (19) Motion picture production studios.
  - (20) Parking lots.
  - (21) Kennels.
  - (22) Banks.

**Sec. 68-821. - Same—With special development requirements.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for these uses permitted in the industrial district (I).

- (1) Hotels and motels pursuant to section 74-157
- (2) Bars pursuant to chapter 74, article IV.
- (3) Nightclubs pursuant to chapter 74, article IV.
- (4) Auto dealerships and truck sales pursuant to section 74-152
- (5) Auto repair, painting, top and body works pursuant to section 74-148
- (6) Manufacturing, heavy pursuant to section 74-158
- (7) Manufacturing, medium pursuant to section 74-158

**Sec. 68-822. - Special exception uses.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74, article VIII, division 6, for special development regulations for adult uses in the industrial district (I).

**Sec. 68-823. - Development standards and additional regulations.**

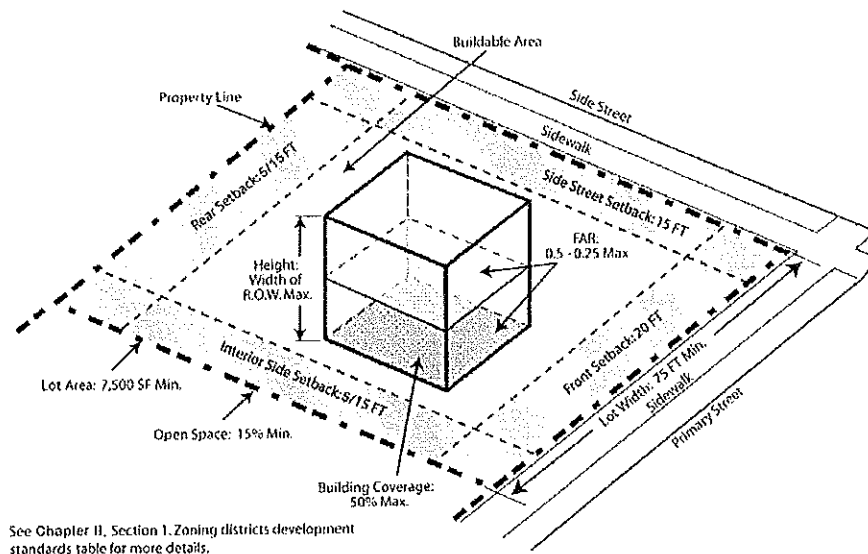
Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;
- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

**Sec. 68-824. - Illustration of district.**

The following is a graphic description of the industrial district (I). If property is located in the district core pursuant to the Doral Design District Plan, then section 53-127 shall apply:

**I — Industrial District**



**Chapter 68, Article VI. Division 4. Industrial Restrictive District (I-R)**

**Sec. 68-842. - Intent and purpose.**

The intent and purpose of the industrial restrictive district (I-R) is to allow for industrial uses in the city with sensitivity to the wellfields located in the city and which shall increase the economic activity as being in close proximity to Miami International Airport.

**Sec. 68-843. - Regulations.**

All regulations in (I-R) district shall be in accordance with industrial zoning district regulations set forth in division 3 of this article with the following exceptions:

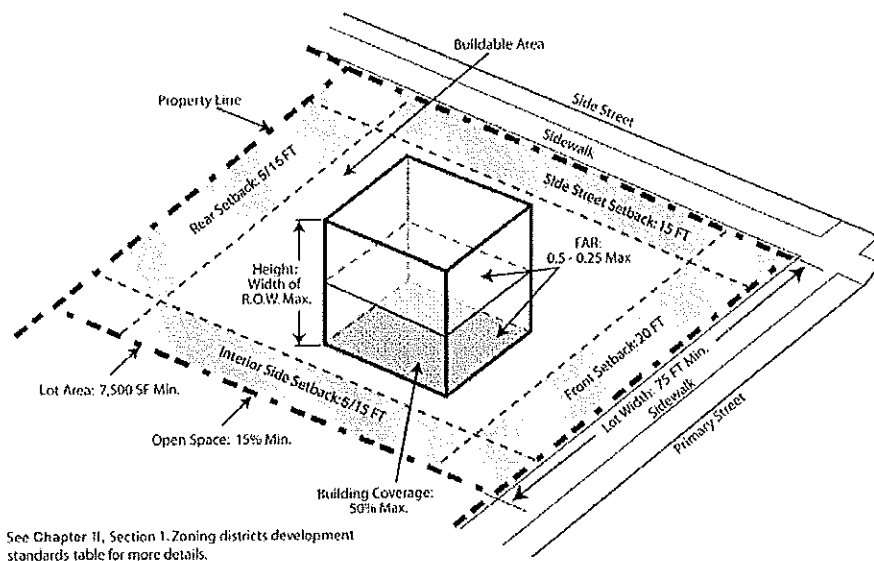
- (1) All developments shall comply with the wellfield protection regulations pursuant to chapter 24, division 2 of the Miami-Dade County Code.

- (2) Adult uses are prohibited.
- (3) Kennels are prohibited.
- (4) Petroleum storage and other similar uses are prohibited.
- (5) All uses that may potentially contaminate the ground and may pose threat to the wellfields are prohibited.

**Sec. 68-844. - Illustration of district.**

The following is a graphic description of the industrial restrictive district (I-R):

**I-R — Industrial-Restrictive District**



Chapter 68, Article IV. Division 3. Corridor Commercial District (CC)

**Sec. 68-382. - Intent and purpose.**

The corridor commercial district (CC) is established to provide for medium to high-intensity business uses on major corridors and prime commercial areas.

**Sec. 68-383. - Permitted uses—Generally.**

The following uses are permitted in the corridor commercial (CC) district, while all other uses are conditional or prohibited:

- (1) Retail services. Refer to chapter 53, article II, division 5, the use compatibility table, for a detailed list of uses under these categories in the following categories:
  - a. Banks.
  - b. Tangible sales.
  - c. Fitness/sports.
  - d. Animal services:
    1. Pet shops.

- 2. Grooming.
  - 3. Animal training.
  - 4. Veterinarians.
- e. Firearms.
- f. Beauty and personal services.
- g. Religious facilities.
- h. Other services that are similar to uses in this subsection (1) and shall be approved by the director of planning and zoning department.
- (2) Eating establishments:
  - a. Restaurant/cafeteria.
  - b. Drive-in restaurants.
  - c. Wine cafes.
  - d. Wine cafes with retail sales.
  - e. Billiards.
  - f. Liquor sales with tasting.
  - g. Bars and pubs.
- (3) Professional offices. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (4) Medical offices and uses.
- (5) Regional malls.
- (6) Educational and training institutions.
- (7) Public schools.
- (8) Admission facilities like auditoriums, theaters, museums and galleries. (Refer to chapter 53, article II, division 5 for a detailed list of uses.)
- (9) Carwash places.
- (10) Amusements.

**Sec. 68-384. - Same—With special development requirements.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. Refer to chapter 74 for special development regulations for the following uses:

- (1) Nightclubs pursuant to chapter 74, article IV.
- (2) Hotels and motels (mixed use) pursuant to section 74-157
- (3) Hotels and motels (stand alone) with a maximum density of 75 units per acre.
- (4) Auto/truck/van sales pursuant to section 74-152
- (5) Miniwarehouses and self storage facilities pursuant to conditions mentioned in section 52-5
- (6) Passenger service facilities.

**Sec. 68-385. - Development standards and additional regulations.**

Refer to chapter 53, article II, division 5 for a detailed list of various types of uses and development standards. For additional regulations refer to:

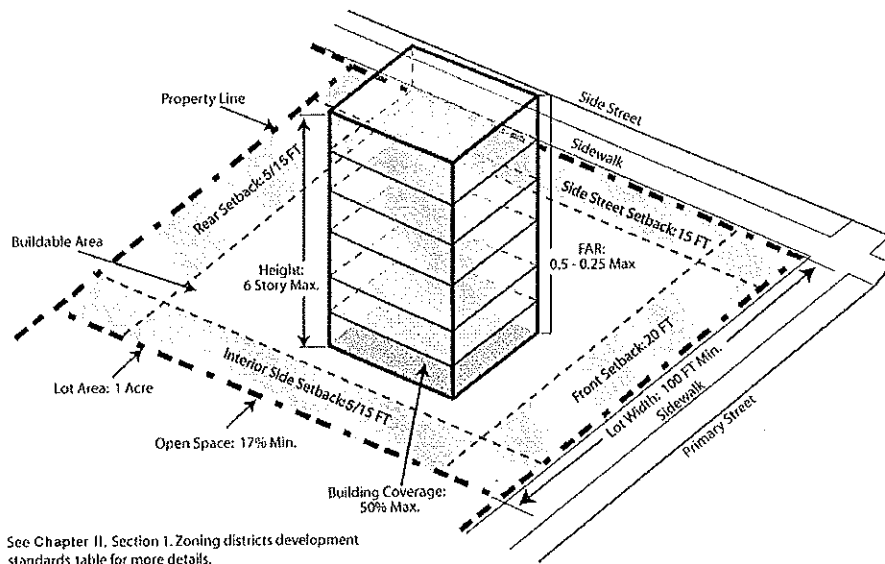
- (1) Chapter 71, landscaping and buffers;
- (2) Chapter 74, articles IX—XI, towers, poles and masts;
- (3) Chapter 77, roads and vehicular use areas;

- (4) Chapter 80, sign regulations; and
- (5) Chapter 86, urban design and architectural standards.

**Sec. 68-386. - Illustration of district.**

The following is the graphic description of the corridor commercial district (CC). If property is located in the district core pursuant to the Doral Design District Plan, then section 53-127 shall apply:

## CC — Corridor Commercial District





## 10. List of Services to be Provided

### a. Police

The City of Doral Police Department comprises 139 full time sworn officers for the current 2015/2016 budget year. There are also 41 administrative positions within the Department. With a \$20.55 Million current year budget the Police Department is prepared to absorb any additional required police services.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area without degradation of police service. If the annexation is successful, an increase of five sworn officers would be contemplated for this area.

### b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of Doral residents. Primary Fire Rescue service for the proposed annexation area will be provided by Fire Battalion 11 and Battalion 12, as referenced below. The following station territories lie within the proposed annexation area.

#### Battalion 11

Station	Address	Unit
Virginia Gardens 17	7050 NW 36 St	Aerial
Medley 46	10200 NW 116 Way	Technical Response Team
Miami Springs 35	201 Westward Dr	Rescue, Engine
Hialeah Gardens 28	10350 NW 87 Ave	Rescue

#### Battalion 12

Station	Address	Unit
Doral 45	9710 NW 58 St	Medic Engine
Fontainebleau 48	8825 NW 18 Terr	Rescue
Future Station 69	NW 112 <sup>th</sup> Avenue and NW 74 <sup>th</sup> Street	

A Battalion, is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed area will be served by Battalion 11, which is comprised of Virginia Gardens Station 17, Medley Station 46, Miami Springs Station 35, and Hialeah Gardens Station 28, new Station 69 and others. Battalion 12 will also serve the area. Battalion 12 is comprised of Doral Station 45, Fontainebleau Station 48, and other stations. Although these units primarily serve their own communities (Miami Springs, Medley, Miami Gardens) they come together in response to any major incident in the area. They also provide support services when primary response units are on

other service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

Battalion 11 is also part of Miami Dade Fire Rescue's Special Operations Division. In addition to their normal firefighting, dive rescue and emergency medical activities, Stations 17, 28, 46, and 48 have some very special capabilities.

Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extraction, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

Miami-Dade Fire Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to the City of Doral for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

d. Facilities for Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its collection and treatment system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

e. Garbage and Refuse Collection and Disposal

The County's Department of Public Works and Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills.

f. Street Lighting

Florida Power and Light provides electricity and lighting to the Annexation Area and will continue to do so.

g. Street Construction and Maintenance

The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets will become City roads.

h. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and of those employed in the City's municipal boundaries.

i. Building Inspection

The City will be responsible for all building inspections.

j. Zoning Administration

The City will be responsible for all zoning related matters.

k. Local Planning Services

The City will be responsible for local planning services.

l. Special Services Not Listed Above

The City will be responsible for all applications for plat approval and waivers of plat and other special services as needed.

m. General Government

The City has a Mayor-Council-Manager form of government. The Mayor and four Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for staggered four year terms and may serve no more than two consecutive terms. The Council's powers include establishing public policy and law and directing the City Manager.

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is approximately 288 and may be expanded as the City takes on additional responsibilities.

## **11. Timetable for Supplying Services**

**a. Police**

Immediate/No Change. The City would be able to adequately handle any policing needs in the annexation area.

**b. Fire Protection**

Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

**c. Water Supply and Distribution**

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.

**d. Facilities for Collection and Treatment of Sewage**

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

**e. Garbage and Refuse Collection and Disposal**

Immediate/No Change. The Annexation Area will continue to be part of the Public Works Waste Management and Collection System.

**f. Street Lighting**

Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.

**g. Street Construction and Maintenance**

Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.

**h. Park and Recreation Facilities and Services**

Immediate/No Change No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

**i. Building Inspection**

Immediate. The City will assume this function.

**j. Zoning Administration**

Immediate. The City will assume this function.

**k. Local Planning Services**

Immediate. The City will assume this function.

**l. Special Services Not Listed Above**

Immediate. Platting functions and other special services will be assumed by the City.

m. General Government

Immediate. After the annexation process is completed, the City of Doral will be responsible for all general government services.

## **12. Financing of Services**

### **a. Police**

The City will fund this service through its General Fund via tax collections.

### **b. Fire Protection**

Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.

### **c. Water Supply and Distribution**

Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.

### **d. Facilities for Collection and Treatment of Sewage**

Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.

### **e. Garbage and Refuse Collection and Disposal**

The County's Department of Public Works and Waste Management will continue to serve existing customers, if any, but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.

### **f. Street Lighting**

Street lighting is financed through FP&L or Special Taxing Districts created by new development.

### **g. Street Construction and Maintenance**

The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.

### **h. Park and Recreation Facilities and Services**

The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

### **i. Building Inspection**

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

l. Special Services Not Listed Above

Platting function costs are financed through user fees.

m. General Government

General Government Services are provided and funded through tax collections.

### 13. Tax Load on Annexation Area

Gross Revenue is based on the 2015 Taxable Real Estate and Personal Property Rolls. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur. Since Section 6 is undergoing rapid development Revenues and Expenditures will be constantly changing as new properties are added to the tax rolls and more services are required.

The City of Doral Budget (FY 15-16) process has been completed and maintains a millage rate of 1.9000. The current Miami-Dade County millage rate is 1.9283.

Property Tax Revenue is determined by the following formula:

$$\text{Revenue} = \text{Taxable Property} \times \text{Millage} \times .95/1000$$

SECTION TOWNSHIP RANGE	2015 TAXABLE REAL ESTATE/ PERSONAL PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
06-53-40	\$508,781,837	\$918,351	\$450,000	<b>+ \$468,351</b>

\* **Based on City of Doral millage - Approximate**



**14. Certification of Director of Planning & Zoning (now RER)**

See Section 6 above.

**15. Petition with Clerk of County Commission**

Not required for an annexation application initiated by a municipal governing body.

END

Attachment "A" – Certified List of Property Owners



**April 1, 2016**

**Elizabeth Alvarez  
Development Review Coordinator  
City of Doral  
8401 NW 53rd Terrace  
Doral, FL 33166**

**Dear Ms. Alvarez:**

This is to notify your office that Friday, April 1, 2016, the following notices were mailed out:

**HEARING NO.:** 16-04-DOR-20  
**APPLICANT:** City of Doral  
**PROJECT NAME:** Section #6 Annexation Application

**Total number pieces: 792**

Sincerely,  
**The Zoning Specialists Group, Inc.**

**Omara R. Lopez,  
Zoning Consultant**

## 600-FOOT RADIUS MAP OF:

### LEGAL DESCRIPTION:

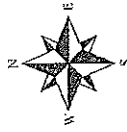
Section 6, Township 53 South, Range 40 of the Public Records of Miami-Dade County, Florida.

**LOCATION:** located between NW 107th and NW 117th Avenues, and between NW 90th and 106th Streets, Doral Florida

**PROJECT:** SECTION 6-53-40 ANNEXATION

**ORDER NO.:** 160318

**DATE:** March 28, 2016



SCALE: 1"= 800'

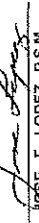
**The Zoning Specialists Group, Inc.**

7729 NW 146th Street  
Miami Lakes FL 33016

Ph: (305)828-1210

[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)

**I HEREBY CERTIFY:** That all the properties shown herein are lying within a 600-foot radius from all boundary lines of the subject property. I further certify that this radius map is true and correct to the best of my knowledge and belief.

BY:   
**JOSE F. LOPEZ, P.S.M.**  
Professional Surveyor & Mapper  
No. 3086, State of Florida

**NOTE:**  
NOT VALID UNLESS SEALED WITH  
THE SIGNING SURVEYORS SEAL

