

ORDINANCE #2014-02

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN BY CHANGING THE LAND USE DESIGNATION FROM TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) TO COMMUNITY MIXED USE (CMU) FOR 265 ± ACRES FOR THE PROPERTY GENERALLY LOCATED EAST OF NW 107TH AVENUE AND SOUTH OF NW 90TH STREET, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, PROVIDING FOR ASSOCIATED TEXT AND MAP CHANGES AS REQUIRED; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY THE LARGE SCALE AMENDMENT TO THE CITY OF DORAL'S MASTER LAND USE PLAN PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Doral, pursuant to the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, has reviewed the Application of 107 Avenue Doral Properties, LLC and Flordade, LLC, proposing an amendment to the Comprehensive Development Master Plan by changing the Land Use designation from *Traditional Neighborhood Development (TND)* to *Community Mixed Use (CMU)* for 265 ± acres for the property generally located east of NW 107th Avenue and south of NW 90th Street, Doral , Florida, within the City's Future Land Use Map; and

WHEREAS, the City Council has been designated as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes, and has held a duly advertised public hearing and recommended approval of the Application of 107 Avenue Doral Properties, LLC and Flordade, LLC, to amend the Comprehensive Development Master Plan; and

WHEREAS, the City Council of the City of Doral has conducted duly advertised public hearings upon the future land use proposed by the Application of 107 Avenue Doral Properties, LLC and Flordade, LLC, and has considered all comments received concerning the proposed amendment to the Plan as required by state law and local ordinances; and

WHEREAS, the City Council has reviewed City staff's proposal, incorporated herein, which contains data involving and analysis supporting the future land use change; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the County's Comprehensive Development Master Plan as adopted and with the City's new Comprehensive Development Master Plan as adopted and supported by staff and the LPA; and

WHEREAS, the City Council of the City of Doral further finds that the proposed amendment to the Comprehensive Development Master Plan by changing the Land Use designation from *Traditional Neighborhood Development (TND)* to *Community Mixed Use (CMU)* for 265± acres for the property generally located east of NW 107th Avenue and south of NW 90th Street, Doral, Florida, within the City's Future Land Use Map is in the best interests of the residents of the City;

WHEREAS, maximum density is determined by the provisions set forth in the Section 8, Third Amended and Restated Settlement Agreement,

WHEREAS, Section 6 of the Third Amended and Restated Settlement Agreement provides that the maximum number of dwelling units within Section 8 shall not exceed four thousand one hundred seventy five (4,175);

WHEREAS, on March 27, 2014, the application for an amendment to the Comprehensive Development Master Plan from TND to CMU was transmitted to the State, Regional, and Local Agencies for review; and

WHEREAS, the respective agencies determined that the application is consistent with the Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. The City's Comprehensive Development Master Plan is hereby amended by changing the Land Use designation from *Traditional Neighborhood Development (TND)* to *Community Mixed Use (CMU)* for 265 ± acres for the property generally located east of NW 107th Avenue and south of NW 90th Street, Doral, Florida, within the City's Future Land Use Map.

Section 2. The Director of Planning and Zoning is further authorized to make the necessary Text and Map changes as required to the Comprehensive Development Master Plan to reflect the above stated change.

Section 3. The City Clerk is hereby authorized to transmit this Ordinance to the Department of Economic Opportunity pursuant to the provision of the Local Government Comprehensive Planning and Land Development Regulation Act.

Section 4. This Ordinance shall not become effective until the State Land Planning Agency issues a Final Order determining the adopted amendment to be in compliance and in accordance with Section 163.3184(9), Florida Statutes, or until the

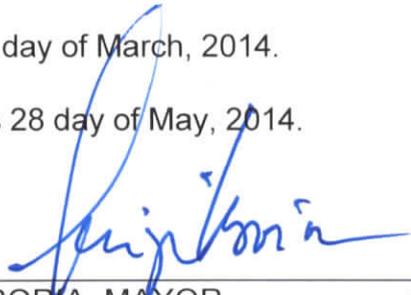
Administration Commission issues a Final Order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), Florida Statutes.

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

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

PASSED AND ADOPTED on first reading this 19 day of March, 2014.

PASSED AND ADOPTED on second reading this 28 day of May, 2014.



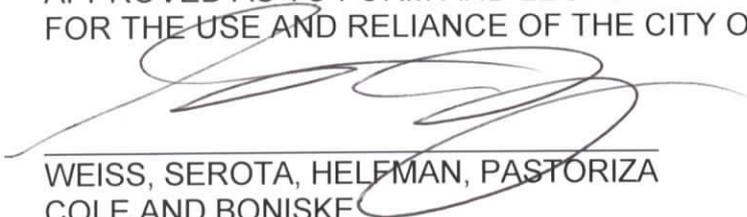
LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



WEISS, SEROTA, HELFMAN, PASTORIZA
COLE AND BONISKE
CITY ATTORNEY