

ORDINANCE No. 2019-11

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF DORAL COMPREHENSIVE PLAN, PURSUANT TO THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT PROCEDURES IN SEC. 163.3187 OF THE FLORIDA STATUTES FROM INDUSTRIAL (I) TO PUBLIC PARKS AND RECREATION (PPR) FOR A ±5 ACRE PARCEL LOCATED AT 6255 NW 102 AVENUE, DORAL, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City administration is requesting an amendment to the Future Land Use Map (FLUM) from Industrial to Public Parks and Recreation (PPR) for the property located at 6255 NW 102nd Avenue Doral, FL, as legally described in “Exhibit A”; and

WHEREAS, the proposed FLUM amendment is being submitted concurrently with a zoning map amendment from “General Use” District (GU) to “Institutional, Public Parks and Public Facilities” (IPF) District; and

WHEREAS, on March 27, 2019, the Mayor and City Council sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application from stakeholders and found that the Small-scale Comprehensive Plan amendment to the Comprehensive Future Land Use Map is consistent with the City’s Comprehensive Plan and provisions of Sec. 163.3187 Florida Statutes; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners on record within five hundred (500) feet, a public hearing was held before the City Council of the City of Doral on March 27, 2019, at which hearing all interested

persons were afforded the opportunity to be heard and this application for change of land use was approved on First Reading; and

WHEREAS, after careful review of the application, staff has determined that this Application is in compliance with the City's Comprehensive Plan and consistent with Sec. 163.3184 of the Florida Statutes; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains data and analysis supporting the FLUM amendment; and

WHEREAS, the City Council finds that the proposed FLUM amendment is consistent with the City's Comprehensive Plan and Land Development Code.

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

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

Section 2. Decision. The City's Comprehensive Plan Future Land Use Map is hereby amended from Industrial (I) to Public Parks and Recreation (PPR) for a ± 5 acre parcel generally located at 6255 NW 102nd Avenue Doral, Florida, as depicted in "Exhibit B".

Section 3. Amendment to Future Land Use Map. The Director of Planning and Zoning is further authorized to make the necessary changes as required to the Comprehensive Plan Future Land Use Map to reflect the above stated change.

Section 4. Authorization to Transmit. The City Manager or his/her designee is hereby authorized to transmit this Ordinance to the Department of Economic Opportunity.

State Land Planning Agency pursuant to the provision of the Local Government Comprehensive Planning and Land Development Regulation Act, if required.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED on FIRST READING this 27 day of March, 2019.

PASSED AND ADOPTED on SECOND READING this 24 day of April, 2019.



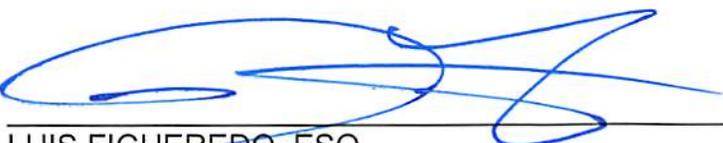
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

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



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

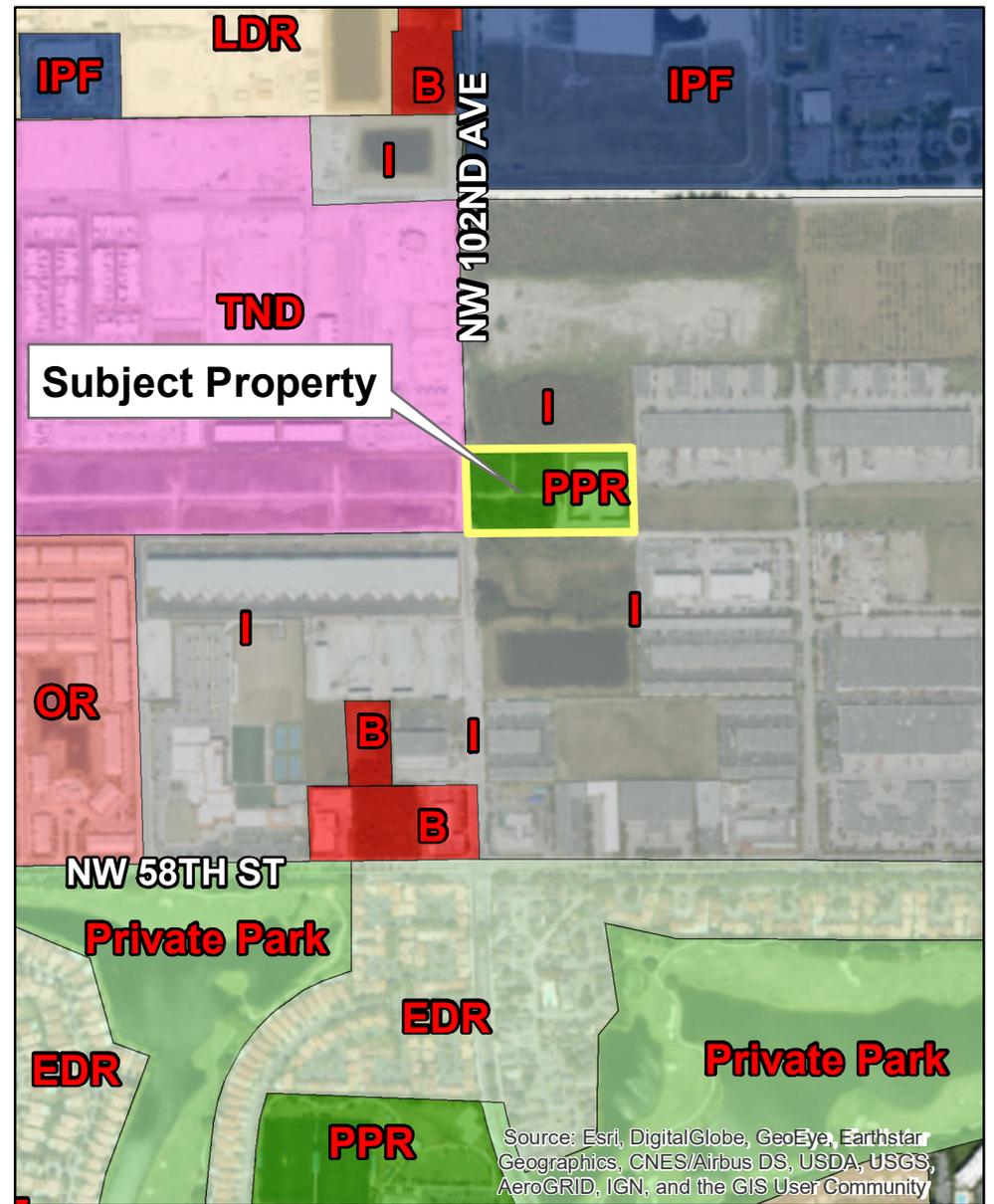
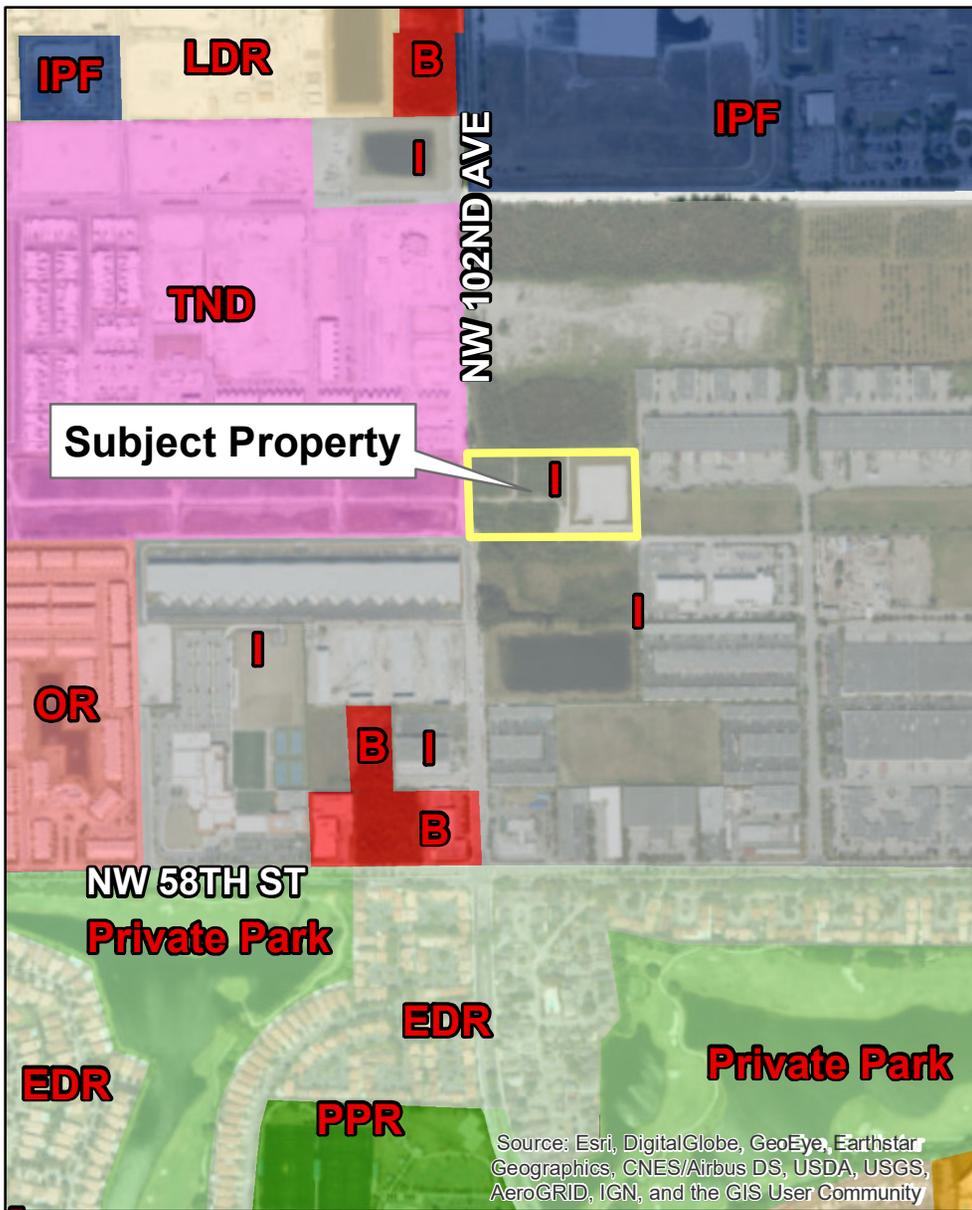
EXHIBIT “A”

Exhibit A

Legal Description of Property

West One-Half (W 1/2) of Tract 61, of Florida Fruit Lands Company's Subdivision Map No. 1, in Section 17, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Miami-Dade County, Florida.

EXHIBIT “B”



Current Land Use

City of Doral

Proposed Land Use

Legend

- Business (B)
- Estate Density Residential (EDR)
- Industrial (IND)
- Institutional and Public Facility (INST)
- Low Density Residential (LDR)
- Office Residential (OR)
- Private Park (PrivPark)
- Public Park (PubPark)
- Traditional Neighborhood Development (TND)



Planning & Zoning Department

Future Land Use Map

