

ORDINANCE No. 2017-17

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A SMALL-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM INDUSTRIAL (I) WITH A COMMUNITY MIXED USE OPPORTUNITY AREA OVERLAY TO BUSINESS (B) WITH A COMMUNITY MIXED USE OPPORTUNITY AREA FOR 1.21± ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF NW 27 STREET AND NW 87 AVENUE, CITY OF DORAL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, PPD Investment Holdings, LLC., (“the Applicant”) has submitted an application (the “Application”) to amend the Comprehensive Plan (“the Plan”) Future Land Use Map (“FLUM”) from Industrial District (I) to Business District (B) with an existing Community Mixed Use Opportunity Area (“CMUOA”) overlay for 1.21 +/- acre parcel located on the northeast corner of NW 27 Street and NW 87 Avenue in Doral, Florida, as depicted in Exhibit “A”, and legally described in Exhibit “B”; and

WHEREAS, the proposed amendment is necessary in order for the existing zoning district designation to be consistent with the FLUM; and

WHEREAS, on August 23, 2017, the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and evidence related to the Application from the Applicants and other persons and found that the amendment to the Comprehensive Plan Future Land Use Map is consistent with the Comprehensive Plan; and

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

WHEREAS, on August 23, 2017, the City Council conducted a duly advertised public hearing on the future land use category proposed by the Applicant, 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 the City staff's report, incorporated herein, which contains data and analysis supporting the future land use change; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the City's Comprehensive Plan as adopted and supported by staff.

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

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

Section 2. Decision. The City's Comprehensive Plan Future Land Use Map is hereby amended from Industrial to Business with the existing CMUOA overlay for the property totaling 1.21 +/- acre parcel located on the northeast corner of NW 27 Street and NW 87 Avenue in Doral, Florida 33172, as depicted in Exhibit "A".

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. Transmittal. The Planning and Zoning Department 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, if required.

Section 5. Implementation. The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provision of this Ordinance.

Section 6. Effective Date. In case of an Administrative Appeal, this Ordinance (Small Scale Development Amendment) shall not become effective until the State Land Planning Agency or the Administration Commission issues a Final Non-Appealable Order determining the adopted amendment to be in compliance and in accordance with Section 163.3187, Florida Statutes, or until the Administration Commission issues a Final Order determining the adopted amendment to be in compliance in accordance with Section 163.3187(10), Florida Statutes.

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

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Claudia Mariaca	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on FIRST READING this 23 day of August, 2017.

PASSED AND ADOPTED on SECOND READING this 27 day of September, 2017.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



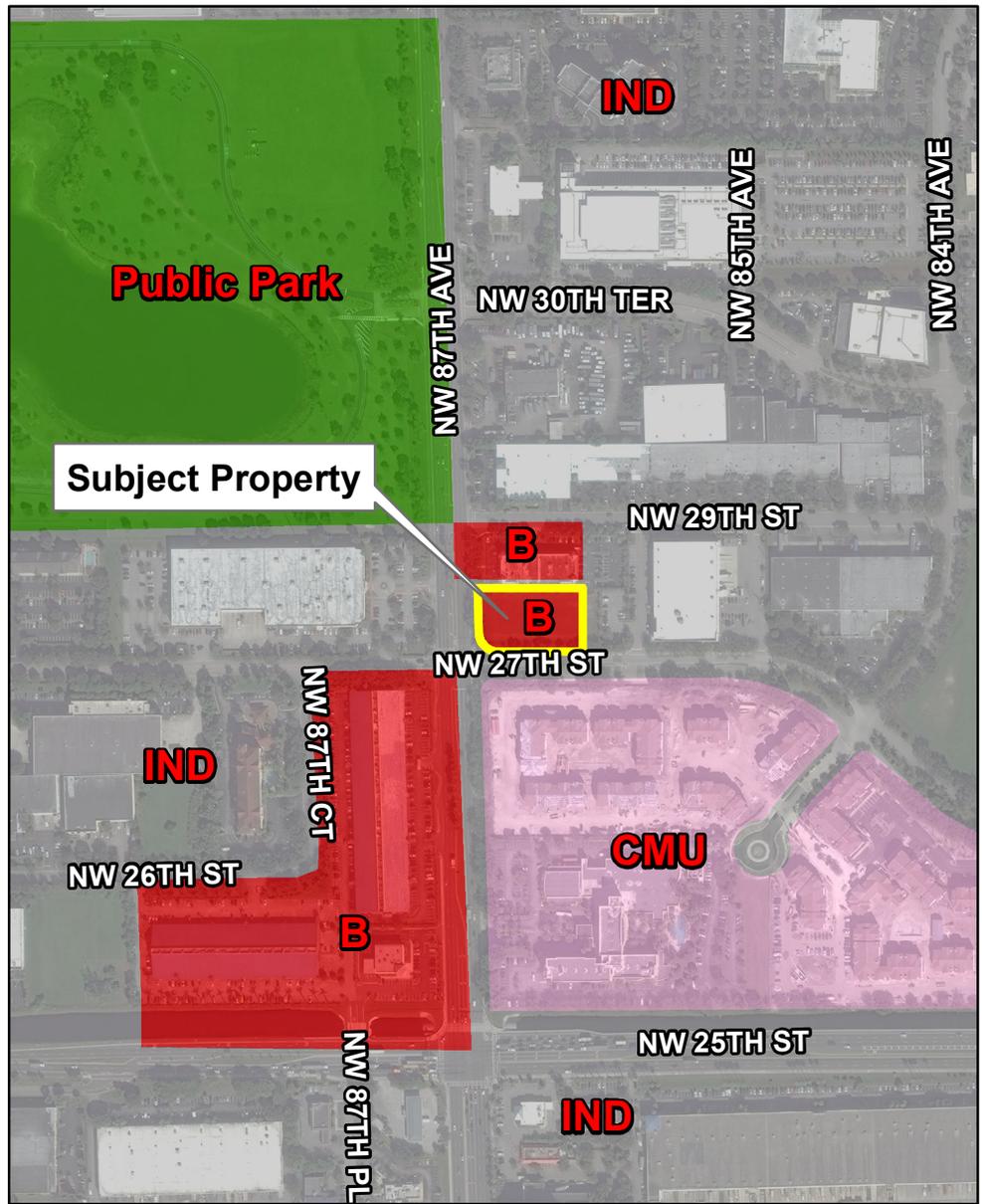
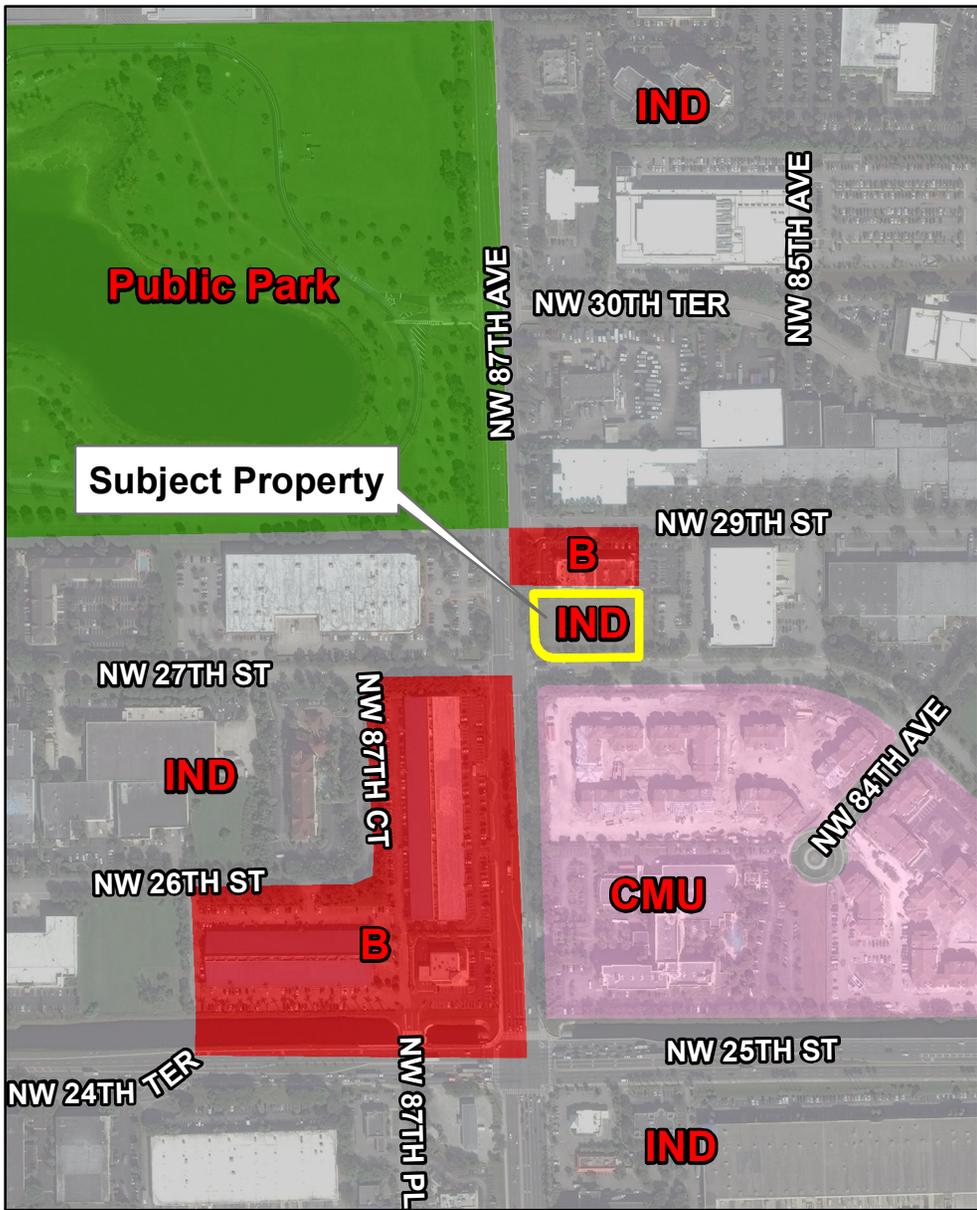
CONNIE DIAZ, CMC
CITY CLERK

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



WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBITS



- Legend**
- Business (B)
 - Community Mixed Use (CMU)
 - Industrial (IND)
 - Public Park (PubPark)

Current Land Use

City of Doral



Planning & Zoning Department

Land Use Map

Proposed Land Use



LEGAL DESCRIPTION:

Tract H, less the North 22.12 feet, and the West 49.00 feet of Tract I, less the North 145.00 feet thereof of TRANSAL CORPORATE PARK AMENDED, according to the Plat thereof, as recorded in Plat Book 149, Page 64, of the Public Records of Miami-Dade County, Florida.