

**ORDINANCE #2014-31**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) TO MODIFY THE FUTURE LAND USE MAP DESIGNATIONS FOR THREE (3) CITY PARKS TOTALING 27.6 ACRES GENERALLY LOCATED ON N.W. 114<sup>TH</sup> AVENUE BETWEEN N.W. 80<sup>TH</sup> STREET AND N.W. 82<sup>ND</sup> STREET, 11645 N.W. 50<sup>TH</sup> STREET, AND 10190 N.W. 33<sup>RD</sup> STREET, CITY OF DORAL, FLORIDA, FROM MODERATE DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO PUBLIC PARKS AND RECREATION; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY THE LARGE SCALE AMENDMENT TO THE CITY OF DORAL'S CDMP PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATIONS 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 City of Doral Parks and Recreation Department (the "Applicant") proposing an amendment to the Comprehensive Development Master Plan to modify the Future Land Use Map designations of three (3) city parks totaling 27.6 acres generally located on N.W. 114<sup>th</sup> Avenue between N.W. 80<sup>th</sup> Street and N.W. 82<sup>nd</sup> Street; 11645 N.W. 50<sup>th</sup> Street; and 10190 N.W. 33<sup>rd</sup> Street, as legally described in "Exhibit A", City of Doral, Florida, from Moderate Density Residential and Low Density Residential to Public Parks and Recreation, as depicted in "Exhibit B"; and

**WHEREAS**, this amendment to the Future Land Use Map will provide the correct future land use map category for each of the park noted in the application; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application is in compliance with the City's CDMP and consistent with Sec. 163.3184 of the Florida Statutes; 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 to amend the Comprehensive Development Master Plan Future Land Use Map; and

**WHEREAS**, on September 17, 2014 the City Council of the City of Doral conducted a duly advertised public hearings on the future land use proposed by the City of Doral Parks and Recreation Department, and has considered all evidence and 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 report, incorporated herein, which contains data involving and analysis supporting the future land use map change; and

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

**NOW, THEREFORE, BE IT ORDAINED BY THE 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. Approval.** The City's Comprehensive Development Master Plan is hereby amended by changing the Future Land Use Map designations of three (3) city parks totaling 27.6 ± acres generally located on N.W. 114<sup>th</sup> Avenue between N.W. 80<sup>th</sup> Street and N.W. 82<sup>nd</sup> Street; 11645 N.W. 50<sup>th</sup> Street; and 10190 N.W. 33<sup>rd</sup> Street, City of Doral, Florida, from Moderate Density Residential and Low Density Residential to Public Parks and Recreation.

**Section 3. Changes to Text and Map.** 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 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.

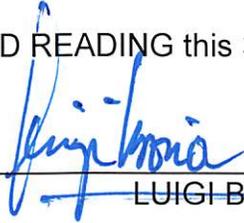
**Section 5. Effective Date.** This Ordinance shall not become effective until the State Land Planning Agency issues a Final Order determining the adopted amendment to be in compliance and in accordance with Section 163.3184(9), Florida Statutes, or until the Administration Commission issues a Final Order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), Florida Statutes.

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

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on FIRST READING this 17<sup>th</sup> day of September, 2014.

PASSED AND ADOPTED on SECOND READING this 3<sup>rd</sup> day of December, 2014.



LUIGI BORIA, MAYOR

ATTEST:

  
BARBARA HERRERA, CITY CLERK

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

  
WEISS, SEROTA, HELFMAN, COLE,  
BIERMAN & POPOK, PL  
CITY ATTORNEY

# EXHIBIT "A"

## Legal Description

### **N.W. 114<sup>th</sup> Avenue Park:**

7 53 40 10 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 33; LOT SIZE  
IRREGULAR OR 17924-1087 0997 4 (17); F/A/U 30-3007-001-0330; COC  
24208-4465 02 2006 4

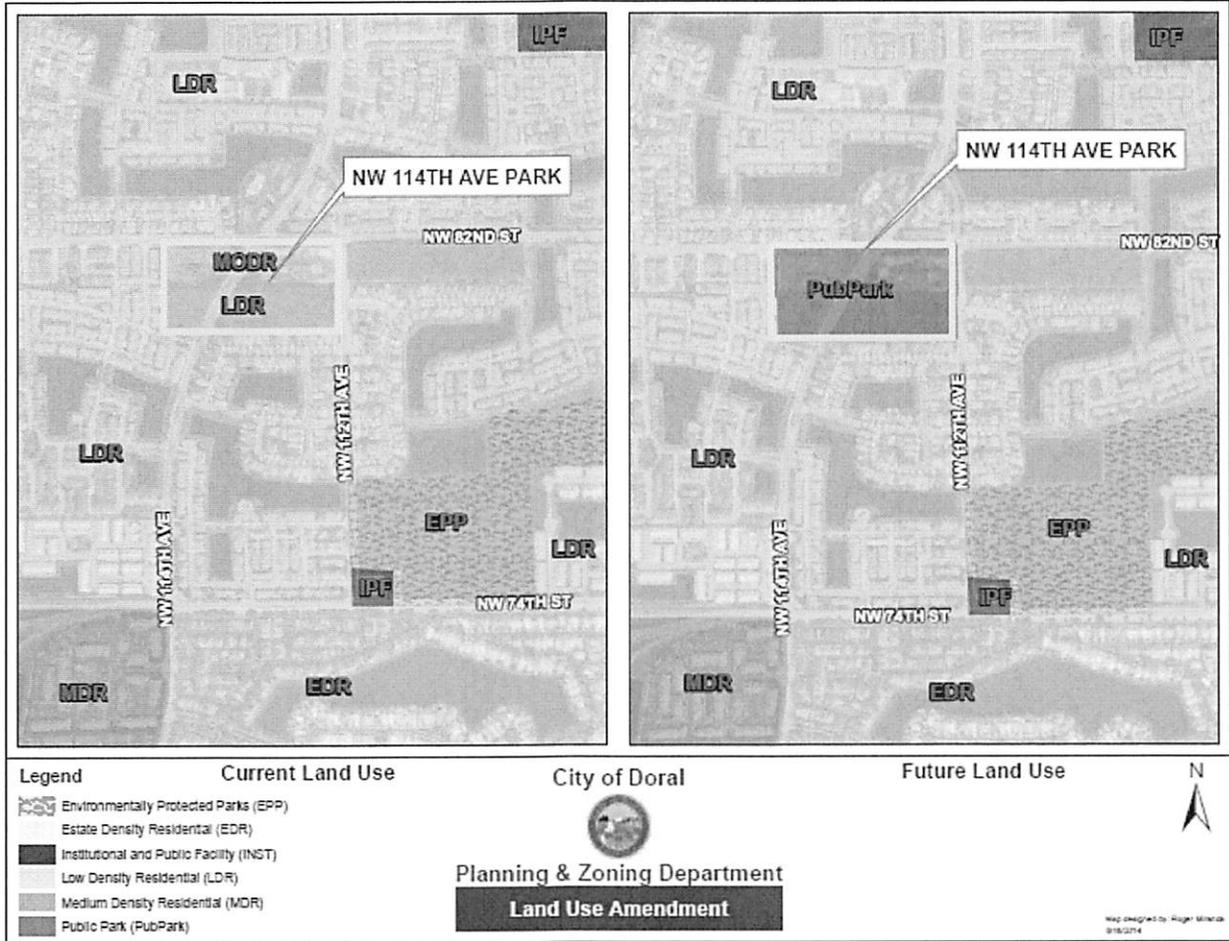
### **Trails & Tails Park:**

1953 40 8.126 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 48 LESS  
W35FT. & LESS E & N35 FT. FOR R/W OR 20111-4433 08/2001; F/A/U 30-  
3019-001-0250; OR 26886-4768 05 2009 18

### **Veterans Park:**

BEACON AT DORAL PB 164-063 T-22062 TRACT B (PARK SITE); LOT SIZE  
57435 SQ. FT.; COC 25582-3610 04 2007 6 OR 26749 0365 02 09 18

# EXHIBIT "B"



LDR

IPF

NW 114TH AVE PARK

MCDR

NW 62ND ST

LDR

NW 62ND AVE

EPP

LDR

LDR

NW 62ND AVE

IPF

NW 74TH ST

MDR

EDR

LDR

IPF

NW 114TH AVE PARK

PubPark

NW 62ND ST

LDR

NW 62ND AVE

EPP

LDR

NW 62ND AVE

NW 74TH ST

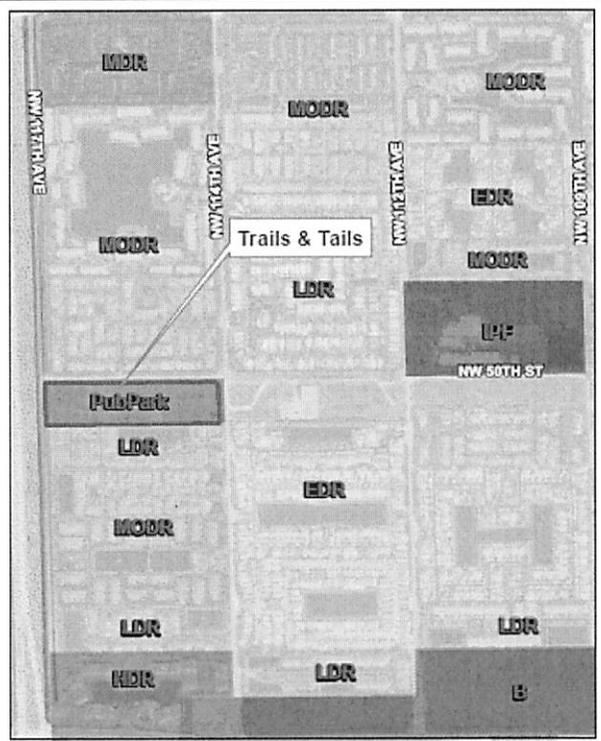
MDR

EDR



**Planning & Zoning Department**  
**Land Use Amendment**

Map designed by: Hugh Wilson  
07/16/2014



- Legend**
- Business Office (BO)
  - Estate Density Residential (EDR)
  - Expressway Right of Way (EXPY)
  - High Density Residential (HDR)
  - Institutional and Public Facility (INPT)
  - Low Density Residential (LDR)
  - Medium Density Residential (MDR)
  - Moderate Density Residential (MODR)
  - Public Park (PubPark)

**Current Land Use**

City of Doral

**Proposed Land Use**



**Planning & Zoning Department**  
**Land Use Amendment**



Map designed by: Roger Miron  
 8/16/2014

