

ORDINANCE #2011-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN BY CHANGING THE LAND USE DESIGNATION FROM CMU (COMMUNITY MIXED USE) FOR 16.41 ± ACRES TO HDR (HIGH DENISTY RESIDENTIAL) FOR 14.6 ± ACRES AND TO BUSINESS FOR 1.82 ± ACRES FOR THE PROPERTY GENERALLY LOCATED NORTH OF NW 41ST STREET BETWEEN NW 114TH AVENUE AND NW 117TH AVENUE, DORAL , FLORIDA, PROVIDING FOR ASSOCIATED TEXT AND MAP CHANGES AS REQUIRED; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY OF THE PROPOSED 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

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 CC Doral Pebblewalk, LLC., to amend the City's Comprehensive Development Master Plan to change the land use designation from CMU (Community Mixed Use) for 16.41 ± acres to HDR (High Density Residential) for 14.6± acres and to Business for 1.82 ± acres for the property is located north of NW 41st Street between NW 114th Avenue and NW 117th Avenue, Doral, Florida; 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 Hearing

No. 11-10-DOR-01 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 Hearing No. 11-10-DOR-01 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 amendments are 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 City's Comprehensive Development Master Plan to change the land use designation from CMU (Community Mixed Use) for 16.41 ± acres to HDR (High Density Residential) for 14.6± acres and to Business for 1.82 ± acres for the property located north of NW 41st Street between NW 114th Avenue and NW 117th Avenue, Doral, Florida; is in the best interests of the citizens of the City; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL,
FLORIDA:

Section 1. That the proposed amendment to the City's Comprehensive Development Master Plan to change the land use designation from CMU (Community Mixed Use) for 16.41± acres to HDR (High Density Residential) for 14.6± acres and to Business for 1.82 ± acres for the property is located north of NW 41st Street between NW 114th Avenue and NW 117th Avenue, Doral, Florida is hereby approved.

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

Section 3. That 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 Boria, who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Luigi Boria	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes

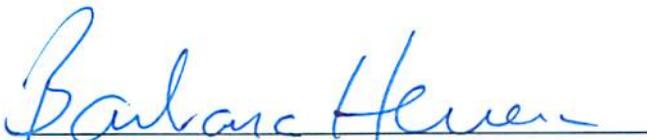
PASSED AND ADOPTED on first reading this 12 day of October, 2011.

PASSED AND ADOPTED on second reading this 14 day of March, 2012.



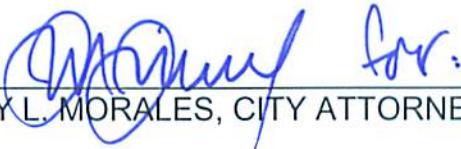
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JIMMY L. MORALES, CITY ATTORNEY