

ORDINANCE NO. 2014-12

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 OFFICE/RESIDENTIAL AND DOWNTOWN MIXED USE OPPORTUNITY AREA TO DOWNTOWN MIXED USE (DMU) AND URBAN CENTRAL BUSINESS DISTRICT (UCBD) FOR 11.97± ACRES FOR THE PROPERTIES GENERALLY LOCATED AT NW 36TH STREET BETWEEN NW 88TH AVENUE AND THEORETICAL NW 90TH AVENUE, 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 OF THE PROPOSED 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; 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 Southeast Multi-Family Strategies, LLC , (the "Applicant") proposing an amendment to the Comprehensive Development Master Plan by changing the Land Use designation from Office/Residential and Downtown Mixed Use Opportunity Area overlay to Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) overlay for 11.97 ± acres for the property generally located at NW 36th Street between NW 88th Avenue and theoretical NW 90th Avenue, 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 Southeast Multi-Family Strategies, 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 Southeast Multi-Family Strategies, 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 City Council; 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 Office/Residential and Downtown Mixed Use Opportunity to Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) for 11.97 ± acres for the property generally located at NW 36th Street between NW 88th Avenue and theoretical NW 90th Avenue, Doral, Florida, within the City's Future Land Use Map is in the best interests of the residents of the City;

WHEREAS, on April 16, 2014, the City of Doral Council approved in first reading (transmittal public hearing) the Applicant's request to amend the land use map from Office/Residential and Downtown Mixed Use Opportunity Area overlay to Downtown Mixed Use and Urban Central Business District (UCBD) overlay, and a text amendment to the Comprehensive Development Master Plan Policy 2.1.1 consistent with Section 163.3184 Florida Statutes; and

WHEREAS, on April 23, 2014, the City of Doral transmitted the Applicant's requested amendment to the Florida Department of Economic Opportunity (State Land Planning Agency), state, regional and local governmental reviewing agencies; and

WHEREAS, the respective agencies determined that the application is consistent with the requirements in set forth in ss. 163.3177, 163.3178, 163.3180, 163.3191, 163.3245, 163.3245, appropriate strategic regional policy plan, and local comprehensive plan.

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 Map designation from Office/Residential and Downtown Mixed Use Opportunity overlay to Downtown Mixed Use (DMU) and Urban Central Business District (UCBD) overlay, and a text amendment to Policy 2.1.1 for 11.97 ± acres for the property generally located at NW 36th Street between NW 88th Avenue and theoretical NW 90th Avenue, Doral, Florida, 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 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.

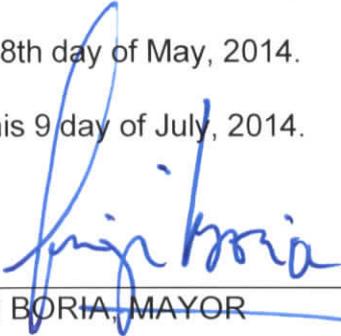
Section 4. This Ordinance shall not become effective until the State Land Planning Agency issues a Final Order determining the adopted amendment to be in compliance and in accordance with Section 163.3184(9), Florida Statutes, or until the Administration Commission issues a Final Order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), Florida Statutes.

The foregoing Ordinance was offered by Councilmember Ruiz, 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	No
Councilwoman Bettina Rodriguez Aguilera	No
Councilwoman Sandra Ruiz	Yes

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

PASSED AND ADOPTED on second reading this 9 day of July, 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