

**ORDINANCE No. 2016-12**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A REZONING FROM THE INDUSTRIAL COMMERCIAL (IC) DISTRICT TO THE COMMUNITY MIXED USE (CMU) DISTRICT FOR 7.3± ACRES OF LAND FOR THE PROPERTY GENERALLY LOCATED SOUTH OF NW 41 STREET AND BETWEEN NW 94 AVENUE AND THEORETICAL NW 95 AVENUE, CITY OF DORAL, FLORIDA; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Sanctuary at Doral, LLC ("Applicant") has requested approval of a rezoning of 7.3 ± acres of property legally-described in Exhibit A and generally located south of N.W. 41<sup>st</sup> Street between N.W. 94<sup>th</sup> Avenue and theoretical N.W. 95<sup>th</sup> Avenue, Doral, Florida, from the Industrial Commercial (IC) District to the Community Mixed Use (CMU) District, as legally described in Exhibit A; and

**WHEREAS**, the Applicant has also submitted a project Pattern Book and Master Development Agreement in compliance with City Code Sections 68-707 and 68-708 relating to Planning Unit Developments (PUDs); and

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the City's Land Development Code and is consistent with the City's Comprehensive Plan; and

**WHEREAS**, the City Council held a quasi-judicial hearing and received testimony and evidence related to the application from the Applicant, City staff and other persons and found that the rezoning is consistent with the Comprehensive Plan and is in the best interest of the residents of Doral.

**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. Approval.** The rezoning of 7.3 ± acres of property legally-described in Exhibit “A” and generally located south of N.W. 41<sup>st</sup> Street between (theoretical) N.W. 94<sup>th</sup> Avenue and (theoretical) N.W. 95<sup>th</sup> Avenue, Doral, Florida, from Industrial Commercial (IC) to Community Mixed Use is hereby approved. In addition, the Doral Sanctuary Pattern Book dated revised 8-11-16 and Master Development Agreement are hereby approved.

**Section 3. 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 provisions of this Ordinance.

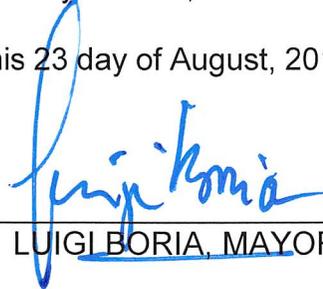
**Section 4. Effective Date.** This Ordinance shall be effective upon adoption.

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

Mayor Luigi Boria	No
Vice Mayor Christi Fraga	Yes
Councilman Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	No
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED on first reading this 22 day of June, 2016.

PASSED AND ADOPTED on second reading this 23 day of August, 2016.



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LUIGI BORIA, MAYOR

ATTEST:



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CONNIE DIAZ, CMC  
CITY CLERK

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



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

**Exhibit A**

Sanctuary at Doral LLC  
Property Legal Description

TRACT "F" OF "EASTERN DORAL ACRES SECTION ONE SUBDIVISION"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111,  
PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.