

ORDINANCE No. 2017-02

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 BUSINESS (B) AND OFFICE RESIDENTIAL (OR) TO HIGH DENSITY RESIDENTIAL (HDR) FOR 10.0± ACRES GENERALLY LOCATED BETWEEN NW 107 AVENUE AND NW 109 AVENUE AND NORTH OF NW 41 STREET, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CC Doral II, LLC (the "Applicant"), pursuant to the requirements set forth in the Local Government Comprehensive Act, is requesting a Small Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map from Business and Office to High Density Residential (HDR) for 10.0± acres, as per the letter of intent attached hereto as Exhibit "A", for the property generally located between NW 107th Avenue and NW 109th Avenue and north of NW 41st Street, City of Doral, Florida, as legally described in Exhibit "B"; 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 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 City's Comprehensive Plan's Future Land Use Map; and

WHEREAS, on May 24, 2017 the City Council conducted a duly advertised public hearing on the future land use amendment proposed by CC Doral II, LLC (the "Applicant"), and has considered all comments received concerning this request as required by state

laws and local ordinance; and

WHEREAS, the Mayor and City Council has reviewed the City staff's report, incorporated herein, which contains data and analysis supporting the future land use amendment; and

WHEREAS, the Mayor and City Council finds that the proposed future land use map amendment is consistent with the City's Comprehensive 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, AS FOLLOWS:

Section 1. Recital. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

Section 2. Decision. The City's Comprehensive Plan Future Land Use Map is hereby amended from Office and Business to High Density Residential (HDR) for 10.0 ± acres for the property generally located between NW 107th Avenue and NW 109th Avenue and north of NW 41st Street, City of Doral, Florida, as legally described in Exhibit "B".

Section 3. Amendment to Future Land Use Map. The City Manager, by and through the Director of Planning and Zoning, is 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 Administration is hereby authorized to transmit this Ordinance to the State Land Planning Agency in the Florida 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 (Small Scale Development Amendment) shall become effective 30 days after the adoption date. If an effective person files a petition for an administrative hearing the approval of this ordinance will 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, Florida Statutes.

The foregoing Ordinance was offered by Councilmember Rodriguez 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	Absent/Excused
Vice Mayor Pete Cabrera	Yes
Councilwoman Christi Fraga	Not Present at Time of the Vote
Councilwoman Claudia Mariaca	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on FIRST READING this 10 day of May, 2017.

PASSED AND ADOPTED on SECOND READING this 24 day of May, 2017.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

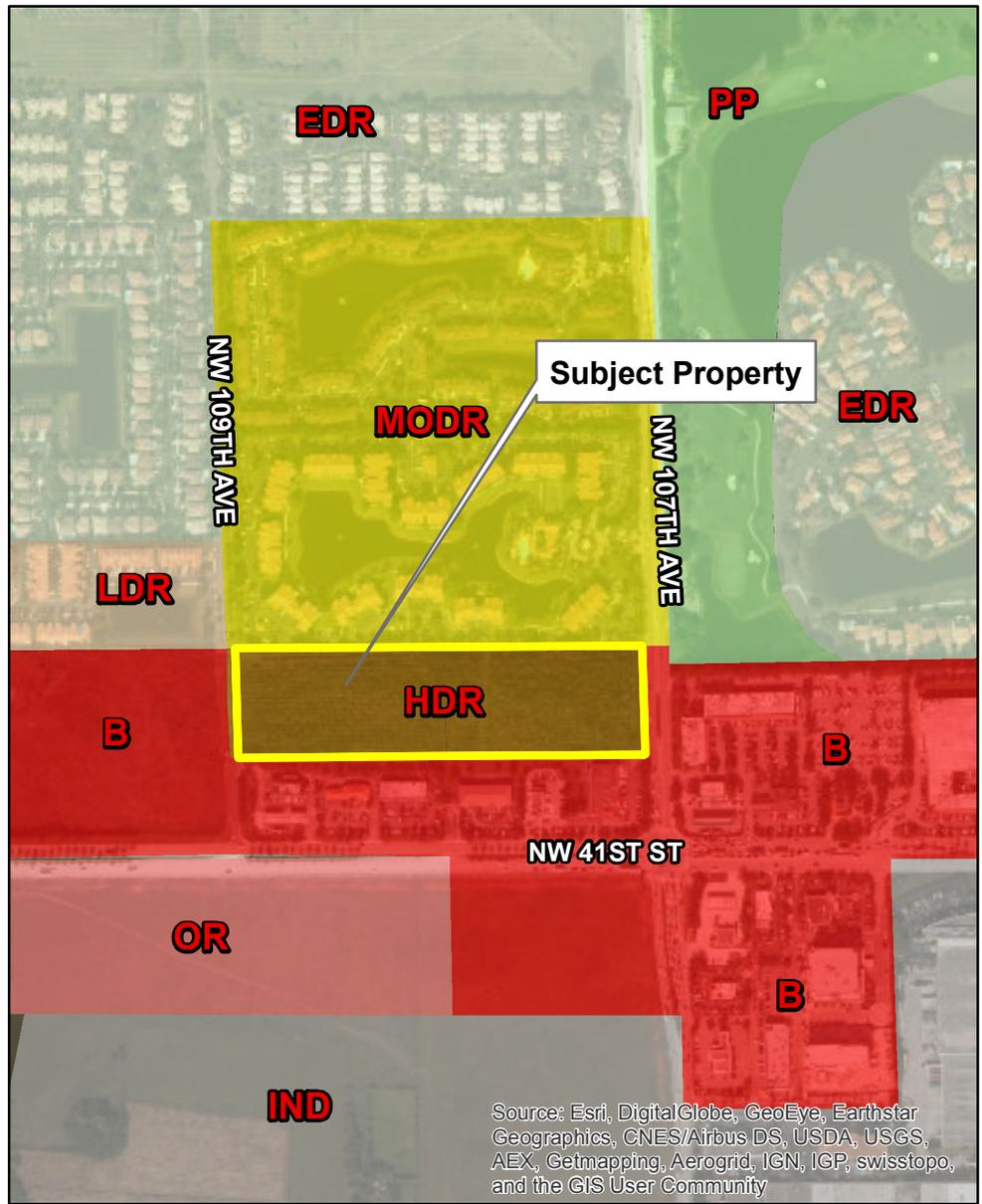
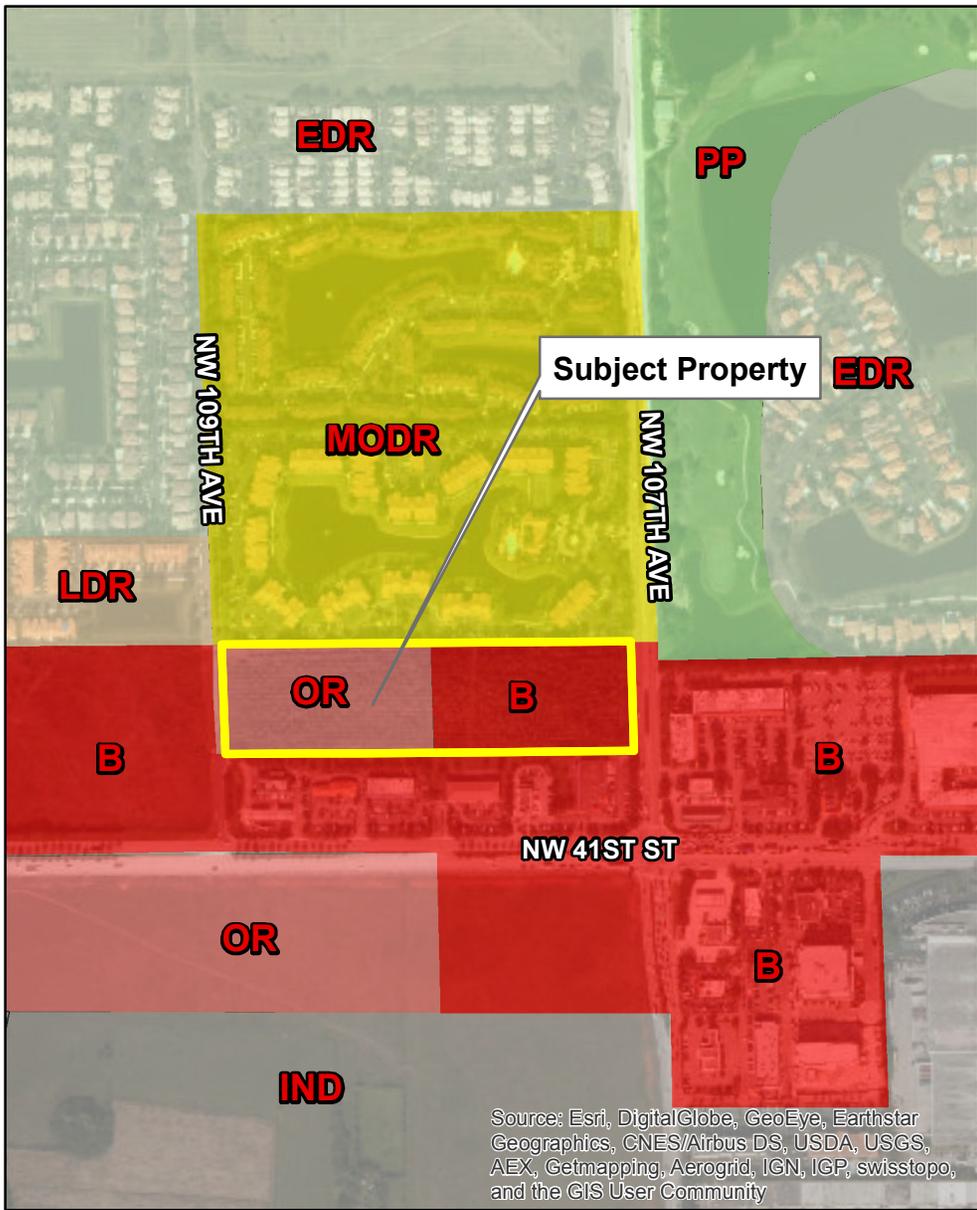


CONNIE DIAZ, CMC
CITY CLERK

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



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



Legend

- Business (B)
- Estate Density Residential (EDR)
- High Density Residential (HDR)
- Industrial (IND)
- Low Density Residential (LDR)
- Moderate Density Residential (MoDR)
- Office Residential (OR)
- Private Park (PrivPark)

Current Land Use

City of Doral



Planning & Zoning Department

Land Use Map

Proposed Land Use



EXHIBIT B

LEGAL DESCRIPTION:

Tract 55 of "Florida Fruit Lands Company's Subdivision No.1" according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying in the Southeast $\frac{1}{4}$ of Section 19, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida.