

**ORDINANCE No. 2017-03**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A REZONING FROM GENERAL USE (GU) TO PLANNED UNIT DEVELOPMENT (PUD) 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”) has requested the rezoning pursuant to the letter of intent attached hereto as Exhibit “A”, of a property totaling 10.0± acres, generally located between NW 107<sup>th</sup> Avenue and NW 109<sup>th</sup> Avenue and north of NW 41<sup>st</sup> Street, Doral, Florida, as legally described in Exhibit “B”, from General Use (GU) to Planned Unit Development (PUD); and

**WHEREAS**, after careful review and deliberation, staff has determined that this application is in compliance with the Land Development Code; and

**WHEREAS**, on May 24, 2017 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant 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; and

**WHEREAS**, the City Council has reviewed the City staff's report, incorporated herein, which contains data and analysis supporting the rezoning; and

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

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND 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. Approval.** The rezoning of the property totaling 10.0± acres generally located between NW 107<sup>th</sup> Avenue and NW 109<sup>th</sup> Avenue and north of NW 41<sup>st</sup> Street, Doral, Florida, as legally described in Exhibit “B”, from General Use (GU) to Planned Unit Development (PUD) is hereby approved.

**Section 3. Effective Date.** This Ordinance shall become effective upon adoption of the Final Non-Appealable Order approving Ordinance No. 2017- \_\_ (the “Comprehensive Plan”) if the Comprehensive Plan Amendment Ordinance is not ultimately approved this ordinance shall be void abinitio.

The foregoing Ordinance was offered by Councilmember Mariaca who moved its adoption. The motion was seconded by Councilmember Rodriguez 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.

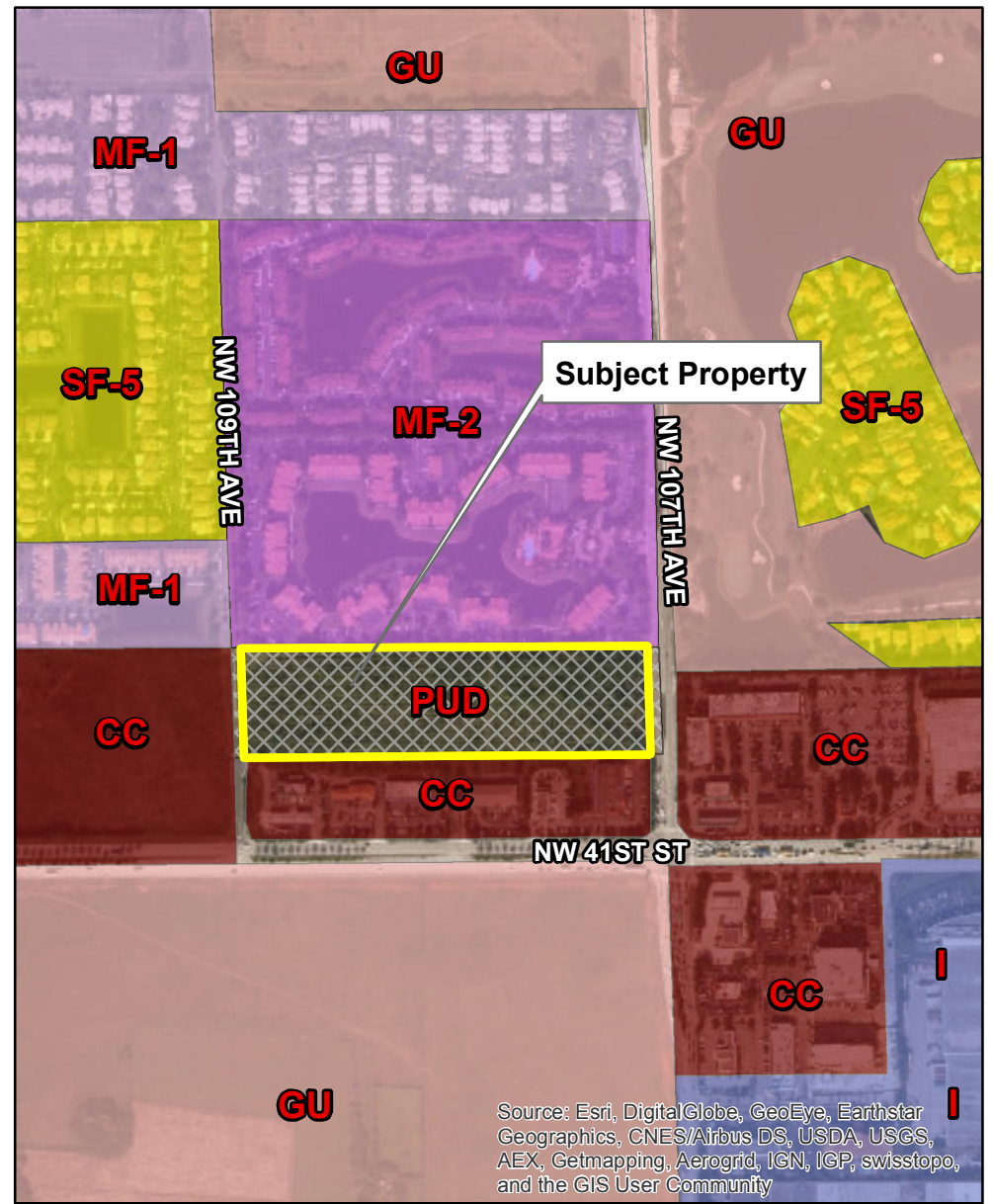
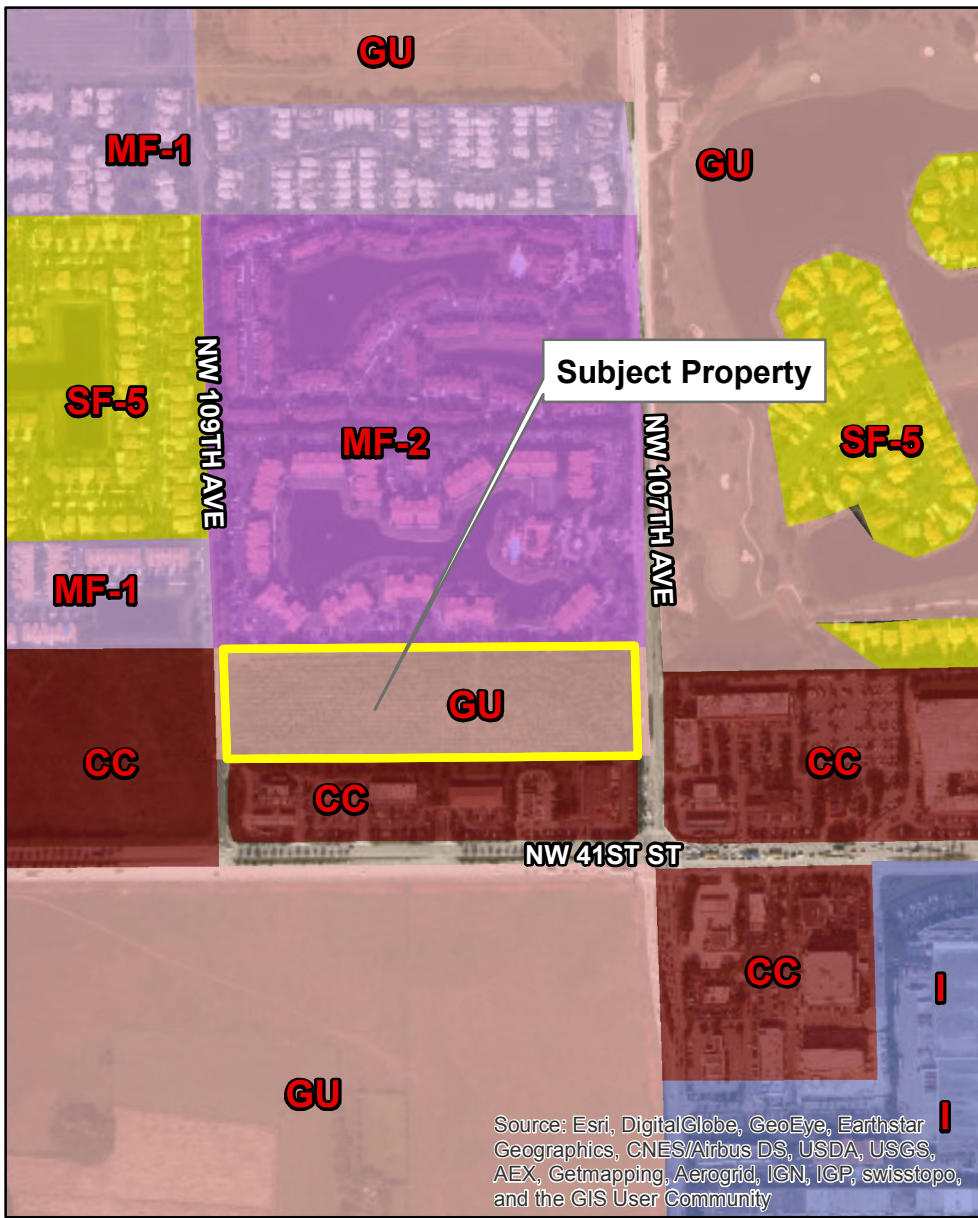
  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CMC  
CITY CLERK

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

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



**Legend**

- Single Family 5 (SF-5)
- Multi Family 1 (MF-1)
- Multi Family 2 (MF-2)
- Planned Unit Development (PUD)
- Corridor Commercial (CC)
- Industrial (I)
- General Use (GU)

**Current Zoning**

**City of Doral**



**Planning & Zoning Department**

**Zoning Map**

**Proposed Zoning**



## **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.