

ORDINANCE #2006-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN TO CHANGE APPROXIMATELY 51.4254 ± ACRES GENERALLY LOCATED BETWEEN NW 33RD AND 36TH STREETS AND NW 82ND AVENUE AND THEORETICAL 85TH AVENUE FROM THE LAND USE DESIGNATIONS OF INDUSTRIAL AND OFFICE DESIGNATION (49 ± ACRES) AND OFFICE/RESIDENTIAL DESIGNATION (2.4 ± ACRES) TO DOWNTOWN MIXED USE WITH THE CITY'S FUTURE LAND USE MAP; PROVIDING FOR ASSOCIATED TEXT AND MAP CHANGES AS REQUIRED; AUTHORIZING THE TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; PROVIDING FOR AN EFFECTIVE DATE (HEARING NO. 06-11-DOR-05)

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 Shoma Homes Village at Doral, Inc. and Village at Doral Commercial, LLC proposing an amendment to the Comprehensive Development Master Plan to change approximately 51.4254 ± acres generally located between NW 33rd and 36th Streets and NW 82nd Avenue and theoretical 85th Avenue from the land use designations of Industrial and Office designation (49 ± acres) and Office/Residential designation (2.4 ± acres) to Downtown Mixed Use 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 Hearing No. 06-11-DOR-05 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. 06-11-DOR-05 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 Comprehensive Development Master Plan to change approximately 51.4254 ± acres generally located between NW 33rd and 36th Streets and NW 82nd Avenue and theoretical 85th Avenue from the land use designations of Industrial and Office designation (49 ± acres) and Office/Residential designation (2.4 ± acres) to Downtown Mixed Use within the City's Future Land Use Map 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 City's Comprehensive Development Master Plan is amended to change approximately 51.4254 ± acres generally located between NW 33rd and 36th Streets and NW 82nd Avenue and theoretical 85th Avenue from the land use designations of Industrial and Office designation (49 ± acres) and Office/Residential designation (2.4 ± acres) to Downtown Mixed Use within the City's Future Land Use Map is hereby approved.

Section 2. That the Director of Community Development 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 Florida Department of Community Affairs 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 Vice Mayor Cabrera who moved its adoption. The motion was seconded by Councilwoman Ruiz and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilman Michael DiPietro	Absent
Councilwoman Sandra Ruiz	Yes
Councilman Robert Van Name	Yes

PASSED AND ADOPTED on first reading this 29th day of November, 2006.

PASSED AND ADOPTED on second reading this 23rd day of May, 2007.



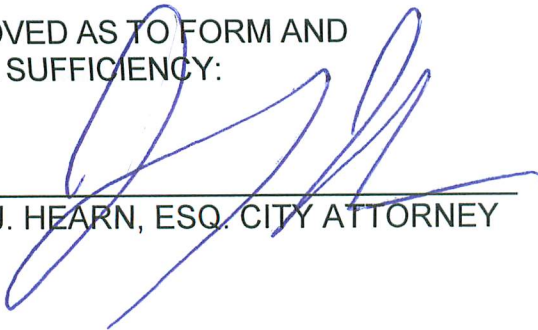
JUAN CARLOS BERMUDEZ,
MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JOHN J. HEARN, ESQ. CITY ATTORNEY