

**ORDINANCE 2007-27**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN TO CHANGE THE LAND USE DESIGNATION FROM INDUSTRIAL DESIGNATION TO OFFICE DESIGNATION WITHIN THE CITY'S FUTURE LAND USE MAP AND TO APPLY SAID DESIGNATION TO APPROXIMATELY 4.73 ACRES LOCATED AT 3500 NW 79TH AVENUE, DORAL, FLORIDA; PROVIDING FOR ASSOCIATED MAP CHANGES AS REQUIRED; 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 Marmol Export, U.S.A. proposing an amendment to the Comprehensive Development Master Plan to change approximately 4.73 ± acres generally located at 3500 NW 79th Avenue from the land use designation of Industrial to Office 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 Marmol Export U.S.A.'s Application 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 Marmol Export U.S.A.'s Application 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 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 4.73 ± acres generally located at 3500 NW 79th Avenue from the land use designation of Industrial to Office 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 4.73 ± acres generally located at 3500 NW 79th Avenue from the land use designation of Industrial to Office within the City's Future Land Use Map is hereby approved.

**Section 2.** That 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.** 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 Councilman DiPietro, 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	absent
Vice Mayor Peter Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

PASSED AND ADOPTED on first reading this 28<sup>th</sup> day of November, 2007.

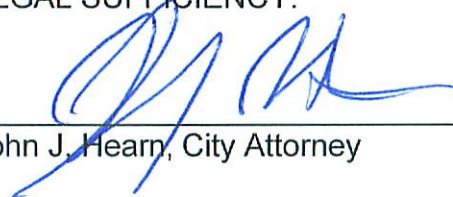
PASSED AND ADOPTED on second reading this 23<sup>rd</sup> day of January, 2008.

  
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Juan Carlos Bermudez, Mayor

ATTEST:

  
\_\_\_\_\_  
Barbara Herrera, City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
John J. Hearn, City Attorney