

ORDINANCE No. 2015-16

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A LARGE-SCALE DEVELOPMENT AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP FROM "INDUSTRIAL" ("I") WITH A "COMMUNITY MIXED USE OPPORTUNITY AREA" ("CMUOA") OVERLAY TO "COMMUNITY MIXED USE" ("CMU") FOR 23.58± ACRE PARCEL OF LAND LOCATED ON THE EAST SIDE OF NW 87 AVENUE SOUTH OF NW 27 STREET; AND AUTHORIZING THE ADOPTION AND TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY OF A LARGE SCALE AMENDMENT TO THE CITY OF DORAL'S COMPREHENSIVE PLAN PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATIONS ACT; AND 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 Ramdev, LLC and Hotel Genpar, Ltd. ("the Applicant") requesting an amendment to the City of Doral Comprehensive Plan ("the Plan") to change the Future Land Use Map category from Industrial (I) with a Community Mixed Use Opportunity Area (CMUOA) Overlay to Community Mixed Use (CMU) as depicted in Exhibit A, for 23.58 ± acres for the property generally located on the southeast corner of NW 87th Avenue and NW 27th Street, Florida, Doral, Florida, as legally described in Exhibit B; and

WHEREAS, since the 1970s this property has been the subject of a vested rights determination by the Florida Department of Community Affairs (DCA); and

WHEREAS, Miami-Dade County and the City of Doral have approved modifications to the Industrial development program to allow more flexibility to permit changes in land intensities without being required to obtain future modifications; and

WHEREAS, the City Council has reviewed City staff's proposal, incorporated herein, which contains data and analysis of the future land use change; 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 for the proposed Application to amend the Comprehensive Plan; and

WHEREAS, the City Council of the City of Doral has conducted duly advertised public hearings upon the future land use proposed by the Ramdev, LLC and Hotel Genpar, Ltd., and has considered all comments received concerning the proposed amendment to the Plan as required by state law and local ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true, correct, and incorporated herein by this reference.

Section 2. The City Council has reviewed the City staff's recommendation and concurs that the proposed Plan amendment to change the Future Land Use designation from Industrial (I) with a Community Mixed Use Opportunity Area (CMUOA) Overlay to Community Mixed Use (CMU) is consistent with the Plan and consistent with the area established pattern of uses already in-place in the immediate vicinity.

Section 3. If this Ordinance is approved, approval of the Application authorizes the Director of Planning and Zoning to make the necessary Text and Map changes as required to the Comprehensive Plan to reflect the above stated change.

Section 4. If this Ordinance is approved, approval of the Application authorizes the Planning and Zoning Department to transmit this Ordinance to the Florida Department of Economic Opportunity pursuant to the provision of the Local Government Comprehensive Planning and Land Development Regulation Act.

Section 5. If this Ordinance is approved it 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 Ruiz, who moved its adoption. The motion was seconded by Councilmember Fraga and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on first reading this 14 day of April, 2015.

PASSED AND ADOPTED on second reading this 15 day of June, 2015.



LUIGI BORIA, MAYOR

ATTEST



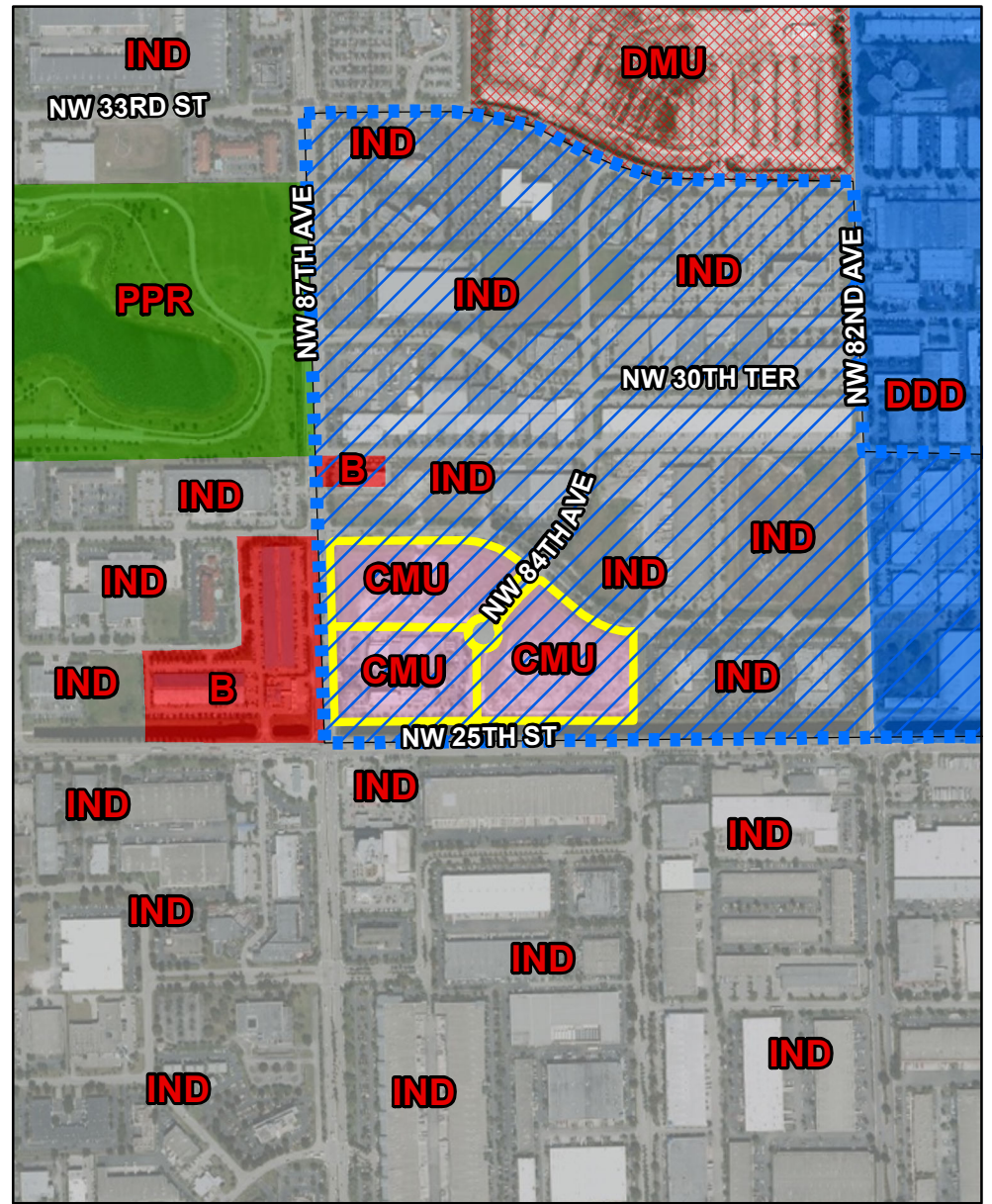
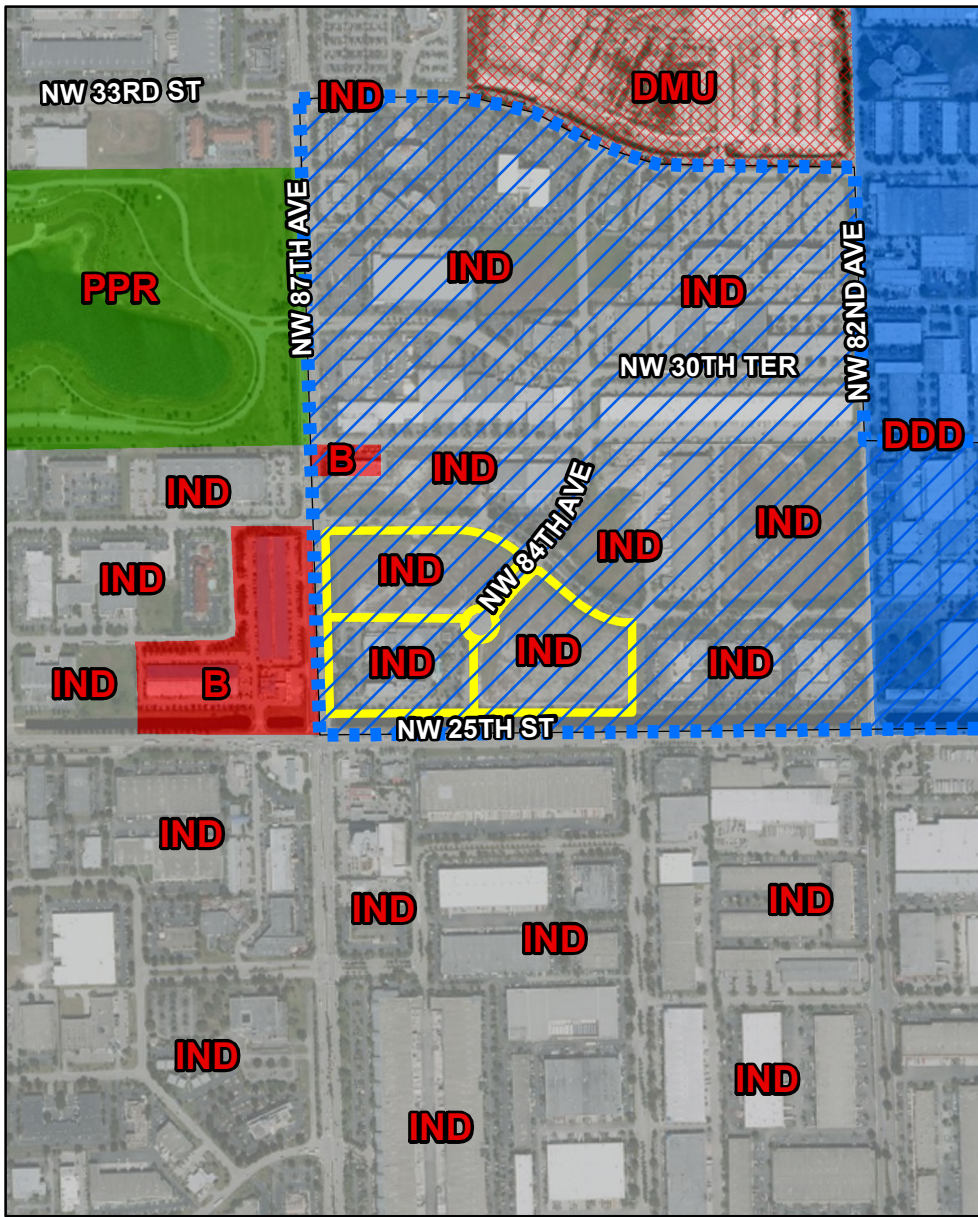
CONNIE DIAZ, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE SOLE USE
OF THE CITY OF DORAL



WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL
CITY ATTORNEY

EXHIBIT “A”



Legend

- Business Office (BO)
- Community Mixed Use (CMU)
- Doral Design District
- Downtown Mixed Use (DMU)
- Industrial (IND)
- Public Park (PubPark)

Current Land Use

City of Doral



Planning & Zoning Department
Intercontinental Village
Land Use Map

Proposed Land Use



Community Mixed Use Opportunity Area
 CMU Opportunity Area

EXHIBIT “B”

EXHIBIT B

Intercontinental Village Legal Description

The south 460.00 feet of Tract "A" of Transal Service Park, according to the plat thereof, as recorded in Plat Book 155, at Page 25, of the Public Records of Miami-Dade County, Florida AND the west 60.00 feet of Tract "B", of Transal Service Park, according to the plat thereof, as recorded at Plat Book 155, at Page 25, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH

A PORTION OF TRACT "A" AND TRACT "B" OF "TRANSAL SERVICE PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 155 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS SHOWN ON SAID PLAT; THENCE N89°41'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOR 55.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 87TH AVENUE; THENCE N01°44'35"W ALONG SAID RIGHT-OF-WAY LINE FOR 480.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUE N01°44'35"W ALONG SAID RIGHT-OF-WAY LINE FOR 362.33 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE RIGHT; THENCE 79.93 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91°35'37" TO A POINT OF TANGENCY ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 27TH STREET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID RIGHT-OF-WAY LINE OF NORTHWEST 27TH STREET: N89°51'02"E FOR 581.14 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE RIGHT; THENCE 361.28 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 45°00'00" TO A POINT OF INTERSECTION ON A NON-TANGENT LINE, A

RADIAL LINE TO SAID POINT BEARS N44°51'02"E; THENCE S45°08'58"E FOR 214.26 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT; THENCE 425.69 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 45°10'02"E TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S00°19'00"E FOR 424.86 FEET; THENCE S89°41'00"W FOR 725.13 FEET; THENCE N00°19'00"W FOR 354.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S20°31'30"E; THENCE NORTHWESTERLY 180.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 138°01'40" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N62°29'50"W; THENCE S89°41'00"W FOR 663.76 FEET TO THE POINT OF BEGINNING, CONTAINING 17.87 ACRES, MORE OR LESS.