

ORDINANCE No. 2015-30

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 INDUSTRIAL DISTRICT ("I") WITH A COMMUNITY MIXED USE OPPORTUNITY AREA ("CMUOA") OVERLAY TO BUSINESS DISTRICT ("B") WITH A COMMUNITY MIXED USE OPPORTUNITY AREA ("CMUOA") OVERLAY FOR 2.96± ACRES FOR THE PROPERTIES GENERALLY LOCATED ON 8690 NORTHWEST 58 STREET AND 5675 NORTHWEST 87 AVENUE, CITY OF DORAL, FLORIDA; PROVIDING FOR TEXT AND MAP CHANGES AS REQUIRED FOR SMALL SCALE AMENDMENT TO THE CITY'S COMPEHENSIVE PLAN PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATIONS; PROVIDING FOR TRANSMITTAL AND EFFECTIVE DATE

WHEREAS, pursuant to the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, the Doral 87 Group, LLC, ("Applicant") is requesting a Small-Scale Development Amendment to the City's Comprehensive Plan to modify the Future Land Use Map from Industrial District (I) to Business District (B) with the existing Community Mixed Use Opportunity Area ("CMUOA") for approximately 2.96± acres for the properties generally located at 8690 Northwest 58th Street and 5675 Northwest 87 Avenue, City of Doral, Florida, as depicted in Exhibit A, and legally described in Exhibit B; and

WHEREAS, the Business land use category will allow the property to be redeveloped with a wide range of commercial and service uses consistent with the future development for the area; 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 September 16, 2015, the City Council conducted a duly advertised public hearing on the future land use category proposed by the Applicant, 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 the City staff's report, incorporated herein, which contains data and analysis supporting the future land use change; and

WHEREAS, the City Council finds that the proposed 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 THAT:

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

Section 2. Decision. The City's Comprehensive Plan Future Land Use Map is hereby amended from industrial to business with the existing Community Mixed Use Opportunity Area overlay for the property totaling 2.96± acres located at 8690 Northwest 58th Street and 5675 Northwest 87 Avenue, City of Doral, Florida, as depicted in Exhibit A.

Section 3. Amendment to Future Land Use Map. The Director of

Planning and Zoning is further 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 Planning and Zoning Department is hereby authorized to transmit this Ordinance to the Department of Economic Opportunity pursuant to the provision of the Local Government Comprehensive Planning and Land Development Regulation Act.

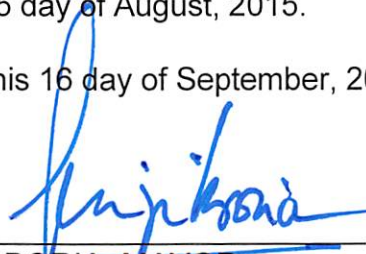
Section 5. Effective Date. This Ordinance (Small Scale Development Amendment) shall not become effective until the State Land Planning Agency or the Administration Commission issues a Final Non-Appealable Order determining the adopted amendment to be in compliance and in accordance with Section 163.3187, 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(10), Florida Statutes.

The foregoing Ordinance was offered by Councilmember Cabrera 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	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Absent/Excused

PASSED AND ADOPTED on FIRST READING this 5 day of August, 2015.

PASSED AND ADOPTED on SECOND READING this 16 day of September, 2015.



LUIGI BORIA, MAYOR

ATTEST:



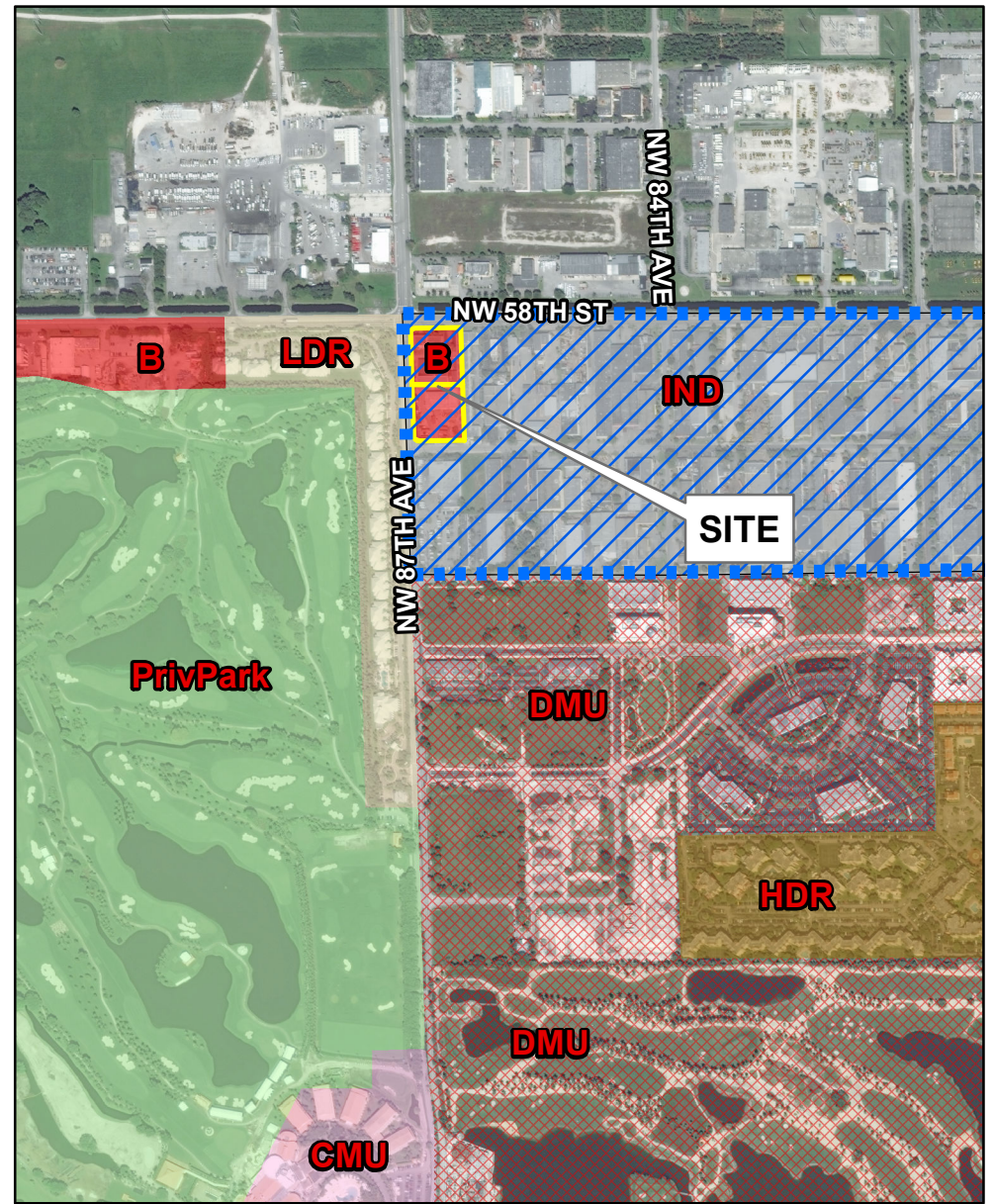
CONNIE DIAZ, CITY CLERK

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

EXHIBIT “A”



Legend

- Business (B)
- Community Mixed Use (CMU)
- Downtown Mixed Use (DMU)
- High Density Residential (HDR)
- Industrial (IND)
- Low Density Residential (LDR)
- Private Park (PrivPark)
- CMU Opportunity Area

Current Land Use

City of Doral



Planning & Zoning Department

Doral 87 Group LLC Land Use Map

Proposed Land Use



EXHIBIT "B"

LEGAL DESCRIPTION

FOLIO: 35-3022-000-0540 & 35-3022-000-0710

PARCEL A:

The West 132.185 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East less the West 35 feet, and less the North 35 feet thereof.

PARCEL B:

The East 132.185 feet of the West 264.37 feet of the North 1/2 of the North 1/2 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East, less the North 35 feet thereof.

PARCEL C:

The East 132.20 feet of the West 264.40 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East less the South 25 feet thereof.

PARCEL D:

The West 132.20 feet of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 22 Township 53 South, Range 40 East less the South 25 feet and less the West 35 feet thereof.

LESS THE FOLLOWING PARCELS:

The South 10 feet of the North 45 feet of the West 2/5 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida.

AND

The East 5 feet of the West 40 feet of the North 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22, less the North 35 feet thereof.

AND

The area bounded by the South line of the North 45 feet of the NW 1/4 of said Section 22 and bounded by the East line of the West 40 feet of the NW 1/4 of said Section 22, and bounded by a 25 foot radius arc concave to the Southeast said arc being tangent to both of the last described lines.

AND

The East 5 feet of the West 40 feet of the South 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 22, Township 53 South, Range 40 East, Miami-Dade County, Florida, and the North 10 feet of the South 35 feet of the West 2/5 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 and the area bounded by the East line of the West 40 feet of the South 1/2 of the NW 1/4 of the NW 1/4 of said Section 22 and bounded by the North line of the South 35 feet of the West 2/5 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 and bounded by a 25 foot radius arc concave to the Northeast and being tangent to both the last described lines.