

**ORDINANCE No. 2016-28**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MODIFICATION TO THE APPROVED SANCTUARY AT DORAL PATTERN BOOK, DATED AUGUST 11, 2016, AND MASTER DEVELOPMENT AGREEMENT, DATED AUGUST 23, 2016, PROVIDING FOR THE CREATIVE EXCELLENCE DENSITY INCREASE PURSUANT TO SECTION 86-83 OF THE LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Sanctuary at Doral, LLC ("Applicant"), has submitted an Application requesting approval of the First Amendment to the approved Pattern Book and Master Development Agreement, which is attached hereto as Exhibit "A" (the "Application"), for the property generally located south of N.W. 41<sup>st</sup> Street between N.W. 94<sup>th</sup> Avenue and theoretical N.W. 95<sup>th</sup> Avenue, Doral, Florida, as legally described in the Application (the "Property");

**WHEREAS**, the Applicant has submitted a revised Pattern Book dated 10-17-16 and revised Master Development Agreement dated 10-26-16 v.2 for review and consideration; and

**WHEREAS**, after careful review and deliberation, staff has determined that the Application has complied with the City's Land Development Code and is consistent with the City's Comprehensive Plan; and

**WHEREAS**, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant, City staff and other persons, and found that the Application is consistent with the Comprehensive Plan and is in the best interest of the residents of Doral.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND 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. Denial/Approval.** The Application for the First Amendment to the Pattern Book dated 10-17-16 and the Master Development Agreement dated 10-26-16 v.2 for the Property, consisting of a 7.3 ± acre parcel, legally-described in the Application, and generally located south of N.W. 41<sup>st</sup> Street between (theoretical) N.W. 94<sup>th</sup> Avenue and (theoretical) N.W. 95<sup>th</sup> Avenue, Doral, Florida, is hereby approved.

**Section 3. Implementation.** The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of this Ordinance.

**Section 4. Effective Date.** This Ordinance shall be effective upon adoption.

The foregoing Ordinance was offered by Vice Mayor Cabrera who moved its adoption. The motion was seconded by Councilmember Rodriguez upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	No
Vice Mayor Pete Cabrera	Yes
Councilwoman Christi Fraga	No
Councilwoman Sandra Ruiz	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on FIRST READING this 26 day of October, 2016.

PASSED AND ADOPTED on SECOND READING this 2 day of November, 2016.



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LUIGI BORIA, MAYOR

ATTEST:



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CONNIE DIAZ, CMC  
CITY CLERK

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



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

**Exhibit A**

Sanctuary at Doral LLC

Property Legal Description

TRACT "F" OF "EASTERN DORAL ACRES SECTION ONE SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.