

ORDINANCE #2015-08

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY DORAL, FLORIDA, APPROVING/DENYING THE REZONING OF THE WESTERN 8.07± ACRES FROM INDUSTRIAL COMMERCIAL (“IC”) TO MULTIFAMILY 1 DISTRICT (“MF-1”) AND THE EASTERN 1.93± ACRES FROM INDUSTRIAL COMMERCIAL (“IC”) TO CORRIDOR COMMERCIAL (“CC”) FOR THE PROPERTY GENERALLY LOCATED EAST OF N.W 104TH AVENUE AT N.W. 69 STREET, CITY OF DORAL, FLORIDA; PROVIDING FOR RECORDATION AND EFFECTIVE DATE.

WHEREAS, Doral 10 LLC, ("Applicant"), has requested approval of a rezoning of western 8.07± acres from Industrial Commercial (IC) to Multifamily 1(MF-1) District, and the eastern 1.93± acres from Industrial Commercial (IC) to Corridor Commercial (CC), as depicted in (“Exhibit A”) for property generally located east of N.W. 104th Avenue at N.W. 69 Street, Doral, Florida, as legally described in (“Exhibit B”); and

WHEREAS, the proposed rezoning will ensure the property’s consistency with the Comprehensive Plan and Section 53-42 of the Land Development Code and will allow the property to be developed with townhomes on the western portion and general commercial uses on the eastern portion; and

WHEREAS, the proposed rezoning is compatible with the development pattern emerging along N.W. 104th Avenue from N.W. 69th Terrace and N.W. 70th Lane; and

WHEREAS, the proposed rezoning will allow for the development of the property with townhomes and commercial uses consistent with the current Future Land Use Map designation; and

WHEREAS, on February 18, 2015 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and

other persons and found that the rezoning is not consistent with the Comprehensive Plan; and

WHEREAS, after careful review and deliberation, staff has determined that this application is consistent with the City's Land Development Code.

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. A rezoning of western 8.07± acres from Industrial Commercial (IC) to Multifamily 1(MF-1) District, and the eastern 1.93± acres from Industrial Commercial (IC) to Corridor Commercial (CC) is consistent with the City's Comprehensive Plan and Land Development Code Exhibit A.

Section 3. Effective Date. This Ordinance shall be effective upon adoption.

The foregoing Ordinance was offered by Vice Mayor Ruiz, who moved its adoption. The motion was seconded by Councilmember Rodriguez 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	Absent / Excused
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on first reading this 28 day of January, 2015.

PASSED AND ADOPTED on second reading this 18 day of February, 2015.




LUIGI BORIA, MAYOR

ATTEST:



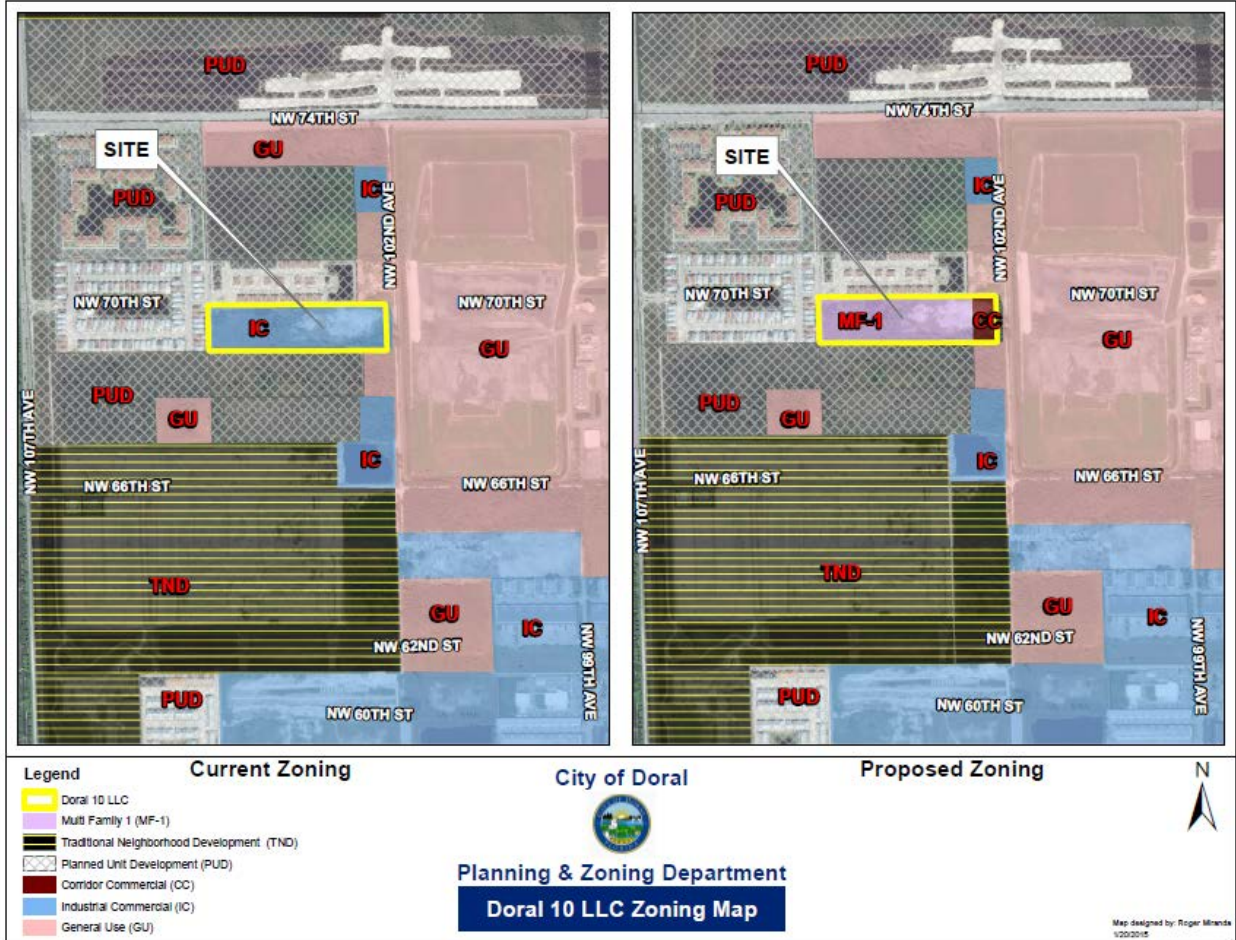
CONNIE DIAZ, INTERIM CITY CLERK

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



WEISS, SEROTA, HELFMAN,
COLE, BONISKE AND POPOK, P.A.
CITY ATTORNEY

"Exhibit A"



”Exhibit B”

LEGAL DESCRIPTION

Tract 21 less the East 35 feet in Section 17, Township 53, Range 40 East, of the FLORIDA FRUIT LAND COMPANY’S SUBDIVISION, according to the plat thereof, recorded in Plat Book 2, at Page 17, in the Public Records of Miami Dade County, Florida