

ORDINANCE #2012-19

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN BY CHANGING THE LAND USE DESIGNATION FROM INDUSTRIAL (I) TO HIGH DENSITY RESIDENTIAL (HDR) FOR 16.46 ± ACRES AND FROM INDUSTRIAL (I) TO LOW DENSITY RESIDENTIAL (LDR) FOR 17.74± ACRES AND FROM BUSINESS (B) TO LOW DENSITY RESIDENTIAL (LDR) FOR 19.57 ± ACRES FOR THE PROPERTY GENERALLY LOCATED NORTH OF NORTHWEST 74TH STREET BETWEEN NORTHWEST 97TH AVENUE AND NORTHWEST 107TH AVENUE, DORAL , FLORIDA, PROVIDING FOR ASSOCIATED TEXT AND MAP CHANGES AS REQUIRED; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY OF THE PROPOSED AMENDMENT TO THE CITY OF DORAL'S MASTER LAND USE PLAN PURSUANT TO THE PROVISIONS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION 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 FDG Doral Commons, LLC., proposing an amendment to the Comprehensive Development Master Plan by changing the Land Use designation from Industrial (I) to High Density Residential (HDR) for 16.46 ± ACRES and from Industrial (I) to Low Density Residential (LDR) for 17.74± acres and from Business (B) to Low Density Residential (LDR) for 19.57 ± acres for NW 74 Street between NW 97 Avenue and NW 107 Avenue, Doral , Florida, 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 the Application of FDG Doral Commons LLC., 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 the Application of FDG Doral Commons LLC., 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 by changing the Land Use designation from Industrial (I) to High Density Residential (HDR) for 16.46 ± acres and from Industrial (I) to Low Density Residential (LDR) for 17.74± acres and from Business (B) to Low Density Residential (LDR) for 19.57 ± acres for NW 74 Street between NW 97 Avenue and NW 107 Avenue, Doral , Florida, within the City's Future Land Use Map is in the best interests of the residents of the City;

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

Section 1. The City's Comprehensive Development Master Plan is hereby amended by changing the Land Use designation from Industrial (I) to High Density Residential (HDR) for 16.46 ± ACRES and from Industrial (I) to Low Density Residential (LDR) for 17.74± acres and from Business (B) to Low Density Residential (LDR) for 19.57 ± acres for NW 74 Street between NW 97 Avenue and NW 107 Avenue, Doral, Florida, within the City's Future Land Use Map

Section 2. 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. The City Clerk 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 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 Boria who moved its adoption. The motion was seconded by Councilwoman Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilmember Luigi Boria	Yes
Councilmember Pete Cabrera	Yes
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED upon first reading the 27 day of June, 2012.

PASSED AND ADOPTED upon second reading the 22 day of August, 2012.




JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



JIMMY L. MORALES, CITY ATTORNEY