

ORDINANCE NO. 2013-29

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 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) FOR 12.92 ± ACRES FOR THE PROPERTY GENERALLY LOCATED WEST OF NW 102 AVENUE BETWEEN NW 62ND STREET AND NW 66TH STREET, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, PROVIDING FOR ASSOCIATED TEXT AND MAP CHANGES AS REQUIRED; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY OF THE PROPOSED LARGE SCALE 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 Lennar Homes, LLC, proposing an amendment to the Comprehensive Development Master Plan by changing the Land Use designation from *Industrial (I)* to *Traditional Neighborhood Development (TND)* for 12.92 ± acres for the property generally located at is located west of NW 102 Avenue between theoretical NW 62 Street and NW 66 Street, 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 Lennar Homes, 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 Lennar Homes,

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 *Traditional Neighborhood Development (TND)* for 12.92 ± acres for the property generally located at is located west of NW 102 Avenue between theoretical NW 62 Street and NW 66 Street , 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 *Traditional Neighborhood Development (TND)* for 12.92 ± acres for the property generally located at is located west of NW 102 Avenue between theoretical NW 62 Street and NW 66 Street, Doral, Florida, within the City's Future Land Use Map; subject to the following conditions:

1. The applicant shall guarantee at first reading that all uses are limited to residential only and for up to 132 units. This can be done in the form of a covenant.
2. The applicant shall provide a covenant restricting the use to residential use only.
3. The remaining industrial lot shall be used as recreation for private or public use.
4. Council consider a text amendment to the City's Comprehensive Development Master Plan providing that a 500-foot non-residential buffer be required for properties located west of the Miami-Dade Resource Recovery Facility.
5. A portion of the additional units must incorporate a fee-simple ownership structure.
6. That the applicant shall provide additional buffers above the minimal requirements of Section 71 *Landscaping and Buffers* of the City Land Development Code as well as a conceptual plan.

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.

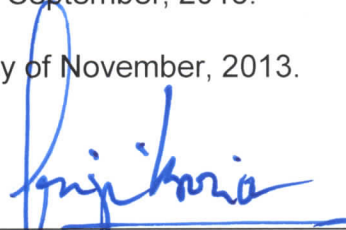
Section 4. This Ordinance shall not become effective until the State Land Planning Agency issues a Final Order determining the adopted amendment to be in compliance and in accordance with Section 163.3184(9), Florida Statutes, or until the Administration Commission issues a Final Order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10), Florida Statutes.

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

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED on first reading this 25 day of September, 2013.

PASSED AND ADOPTED on second reading this 27 day of November, 2013.



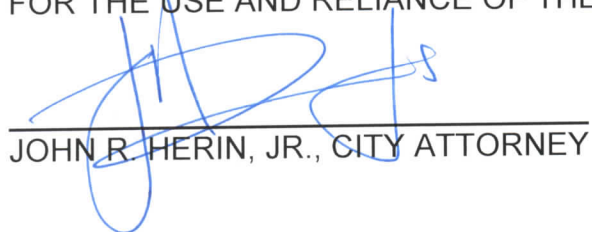
LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



JOHN R. HERIN, JR., CITY ATTORNEY