

**ORDINANCE #2012-08**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING FROM IC (INDUSTRIAL COMMERCIAL) TO DMU (DOWNTOWN MIXED USE) OF ± 4.2 ACRES LOCATED AT 8475 NW 41<sup>st</sup> STREET, DORAL, FLORIDA; A MODIFICATION TO THE DOWNTOWN DORAL DOWNTOWN MIXED USE (DMU) DISTRICT TO INCORPORATE THE AFOREMENTIONED ± 4.2 ACRE PROPERTY INTO THE DOWNTOWN DORAL DOWNTOWN MIXED USE PROJECT; FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 24968 AT PAGE 2689 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, CC Doral, LLC, ("Applicant") has requested approval of (1) a rezoning of 4.2 ± acres located at 8475 NW 41<sup>st</sup> Street, Doral, Florida from Industrial Commercial (IC) to Downtown Mixed Use (DMU); (2) a modification to the Downtown Doral Mixed Use (DMU) District to incorporate the aforementioned 4.2 ± acre property into the Downtown Doral DMU Project; (3) the first amendment of the master development agreement recorded in Official Records Book 24968 at Page 2689 of the Public Records of Miami-Dade County, Florida; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the Code; and

**WHEREAS**, on January 25<sup>th</sup>, 2012 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 consistent with the Comprehensive Plan and is in the best interest of the residents of Doral;

**WHEREAS**, after careful review and deliberation, staff has determined that this application has complied with the Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

**Section 2.** A rezoning of 4.2 ± acres located at 8475 NW 41<sup>st</sup> Street, Doral, Florida from IC (Industrial Commercial) to DMU (Downtown Mixed Use); and

**Section 3.** A modification to the Downtown Doral Mixed Use District (DMU) to incorporate the aforementioned 4.2 ± acre property into the Downtown Doral DMU Project; and

**Section 4.** The first amendment of the master development agreement recorded in Official Records Book 24968 at Page 2689 of the Public Records of Miami-Dade County, Florida; is hereby approved.

**Section 5.** **Effective Date.** This Ordinance shall be effective upon adoption on second reading.

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

|                                  |     |
|----------------------------------|-----|
| Mayor Juan Carlos Bermudez       | Yes |
| Vice Mayor Michael DiPietro      | Yes |
| Councilman Peter Cabrera         | Yes |
| Councilman Luigi Boria           | Yes |
| Councilwoman Ana-Maria Rodriguez | Yes |

PASSED AND ADOPTED on first reading this 25 day of January, 2012.

PASSED AND ADOPTED on second reading this 28 day of March, 2012.

  
\_\_\_\_\_  
Juan Carlos Bermudez, Mayor

ATTEST:

  
\_\_\_\_\_  
Barbara Herrera, City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
Jimmy Morales, City Attorney