

ORDINANCE 2012-02

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION FROM OFFICE/RESIDENTIAL TO DOWNTOWN MIXED USE (DMU) AND AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCORPORATE THE URBAN CENTRAL BUSINESS DISTRICT (UCBD) OVERLAY USE WITHIN THE CITY'S FUTURE LAND USE MAP AND 13.62± ACRES GENERALLY LOCATED AT 8750 NW 36th STREET KNOWN AS THE DORAL CORPORATE CENTER ; PROVIDING FOR ASSOCIATED TEXT AND MAP CHANGES AS REQUIRED; AND AUTHORIZING THE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY 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 Ordinance 2008-24, the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, adopted the Hines VAF II Doral, LP amendment to the Comprehensive Development Master Plan and to change approximately 13.62± acres generally located at 8750 NW 36th Street known as the Doral Corporate Center; from Office Residential to Downtown Mixed Use (DMU) and amending the City's Comprehensive Plan to incorporate the Urban Central Business District (UCBD) overlay within the City's Future Land Use Map and upon the 13.62± acres generally located at 8750 NW 36th Street know as the Doral Corporate Center, and;

WHEREAS, the City's Adopted Comprehensive Development Master Plan became effective only after the adoption of Ordinances 2008-24, on August 31st, 2010; and

WHEREAS, as a result of the City's Adopted Comprehensive Development Master Plan taking effect, all previous amendments to the City's Interim Miami-Dade County Comprehensive did not translate to the current adopted and effective plan; and

WHEREAS, the purpose of this Ordinance is to reestablish the previous adopted Ordinances to the City's current Adopted Comprehensive Development Master Plan; 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 Hearing No. 12-01-DOR-01 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 Hearing No.12-01-DOR-01 and has considered all comments received concerning the proposed amendment to the Plan as required by state law and local ordinances; and Master Plan as adopted and supported by staff and the LPA; 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 amendments are consistent with the City's Comprehensive Development Master Plan and supported by staff and the LPA, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA:

Section 1. That the City's Comprehensive Development Master Plan is amended to change approximately 13.62 ± acres generally located generally located at 8750 NW 36th Street from the land use designation from Office Residential to Downtown Mixed Use (DMU) and amending the City's Comprehensive Plan to incorporate the Urban Central Business District (UCBD) overlay use within the City's Future Land Use Map and upon the 13.62± acres generally located at 8750 NW 36th Street know as the Doral Corporate Center, is hereby approved.

Section 2. That the Director of Planning and Zoning is further authorized to make the necessary Map changes as required to the Comprehensive Development Master Plan to reflect the above stated change.

Section 3. That the City Clerk is hereby authorized to transmit this Ordinance to the Florida 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 Vice Mayor DiPietro, who moved its adoption. The motion was seconded by Councilmember Boria 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. ³⁴

PASSED AND ADOPTED on second reading this 27 day of ~~July~~ ^{June}, 2012. ³⁴



Juan Carlos Bermudez, Mayor

ATTEST:



Barbara Herrera, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



Jimmy Morales, City Attorney