

**ORDINANCE 2012-03**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN AND FUTURE LAND USE MAP BY CHANGING THE LAND USE DESIGNATION FROM OFFICE / RESIDENTIAL TO DOWNTOWN MIXED USE (DMU) FOR 10± ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW 36 STREET AND NW 79 AVENUE; AND AMENDING THE CITY'S COMPREHENSIVE PLAN TO EXPAND THE URBAN CENTRAL BUSINESS DISTRICT (UCBD) OVERLAY USE WITHIN THE CITY'S FUTURE LAND USE MAP FOR 25 ± ACRES GENERALLY LOCATED BETWEEN NW 41 STREET, NW 79 AVENUE, NW 36 STREET AND THEORETICAL NW 83 AVENUE; 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**, pursuant to Ordinances 2009-04 and 2009-05 the City of Doral, pursuant to the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, adopted Doral Entrance, LLC and Atrium Office Park, LLC future land use amendment to the City's Interim Miami-Dade County Comprehensive Development Master Plan to change approximately 10± acres generally located at the northwest corner of NW 36<sup>th</sup> Street and NW 79<sup>th</sup> Avenue; from Business and Office and Industrial and Office to Downtown Mixed Use (DMU), and to expand the Urban Central Business District (UCBD) overlay use within the City's Future Land Use Map and on the non-final Future Land Use Map for 25 ± acres generally located between NW 41<sup>st</sup> Street, NW 79<sup>th</sup> Avenue, NW 36<sup>th</sup> Street and theoretical NW 83<sup>rd</sup> Avenue ; and

**WHEREAS**, the City's Adopted Comprehensive Development Master Plan became effective only after the adoption of Ordinances 2009-04 and 2009-05 on August 31<sup>st</sup>, 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-02 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-02 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 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 and the future land use map is amended to change approximately 10± acres generally located at the northwest corner of NW 36<sup>th</sup> Street and NW 79<sup>th</sup> Avenue; from Business and Office and Industrial and Office to Downtown Mixed Use (DMU) and to expand the Urban Central Business District (UCBD) overlay use within the City's Future Land Use Map and on the non-final Future Land Use Map for 25 ± acres generally located between NW 41<sup>st</sup> Street, NW 79<sup>th</sup> Avenue, NW 36<sup>th</sup> Street and theoretical NW 83<sup>rd</sup> Avenue is hereby approved.

**Section 2.** That the Planning and Zoning Director 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.** 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 Boria, who moved its adoption. The motion was seconded by Vice Mayor DiPietro 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 27 day of June, 2012.

  
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Juan Carlos Bermudez, Mayor

ATTEST:

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

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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