

**ORDINANCE No. 2015-03**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING FROM INDUSTRIAL COMMERCIAL (“IC”) TO MULTIFAMILY RESIDENTIAL-3 DISTRICT (“MF-3”) OF 8.46± ACRES FOR THE PROPERTY GENERALLY LOCATED AT THE S.E. CORNER OF THE INTERSECTION OF N.W. 112TH AVENUE AND N.W 82ND STREET, CITY OF DORAL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Pablo Jose Valdes Florida Irrevocable Trust, ("Applicant"), has requested the rezoning of a property totaling 8.46± acres generally located on the S.E. corner of the intersection of NW 112<sup>th</sup> Avenue and NW 82<sup>nd</sup> Street, City of Doral, Florida, as legally described in (“Exhibit A”) from Industrial Commercial (IC) to Multifamily Residential 3 (MF-3) as depicted in (“Exhibit B”); and

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

**WHEREAS**, on August 5, 2015, 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**, the City Council has reviewed City staff's report, incorporated herein, which contains data involving and analysis supporting the rezoning; and

**WHEREAS**, the City Council finds that the proposed rezoning is consistent with the City's Comprehensive Development Master Plan and Land Development Code, as adopted and supported by staff and the City Council.

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

**Section 1. Recitals.** The above recitals are true, correct, and incorporated herein by this reference.

**Section 2. Approval.** The rezoning of the property totaling 8.46 ± acres generally located on the S.E. corner of the intersection of NW 112<sup>th</sup> Avenue and NW 82<sup>nd</sup> Street, Doral, Florida from Industrial Commercial (IC) to Multifamily Residential 3 (MF-3) is hereby approved (Exhibit A).

**Section 3. Effective Date.** This Ordinance shall be effective upon adoption of the Final Non-Appealable Order approving the “Comprehensive Plan Amendment Ordinance” if the Comprehensive Plan Amendment Ordinance is not ultimately approved this ordinance shall be void abinitio.

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

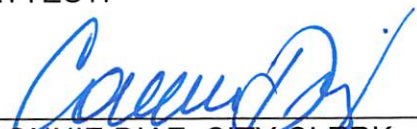
Mayor Luigi Boria	Yes
Vice Mayor Sandra Ruiz	Yes
Councilman Pete Cabrera	Yes
Councilwoman Christi Fraga	No
Councilwoman Ana Maria Rodriguez	Yes

PASSED AND ADOPTED on FIRST READING this 20 day of May, 2015.

PASSED AND ADOPTED on SECOND READING this 5 day of August, 2015

  
\_\_\_\_\_  
LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, CITY CLERK

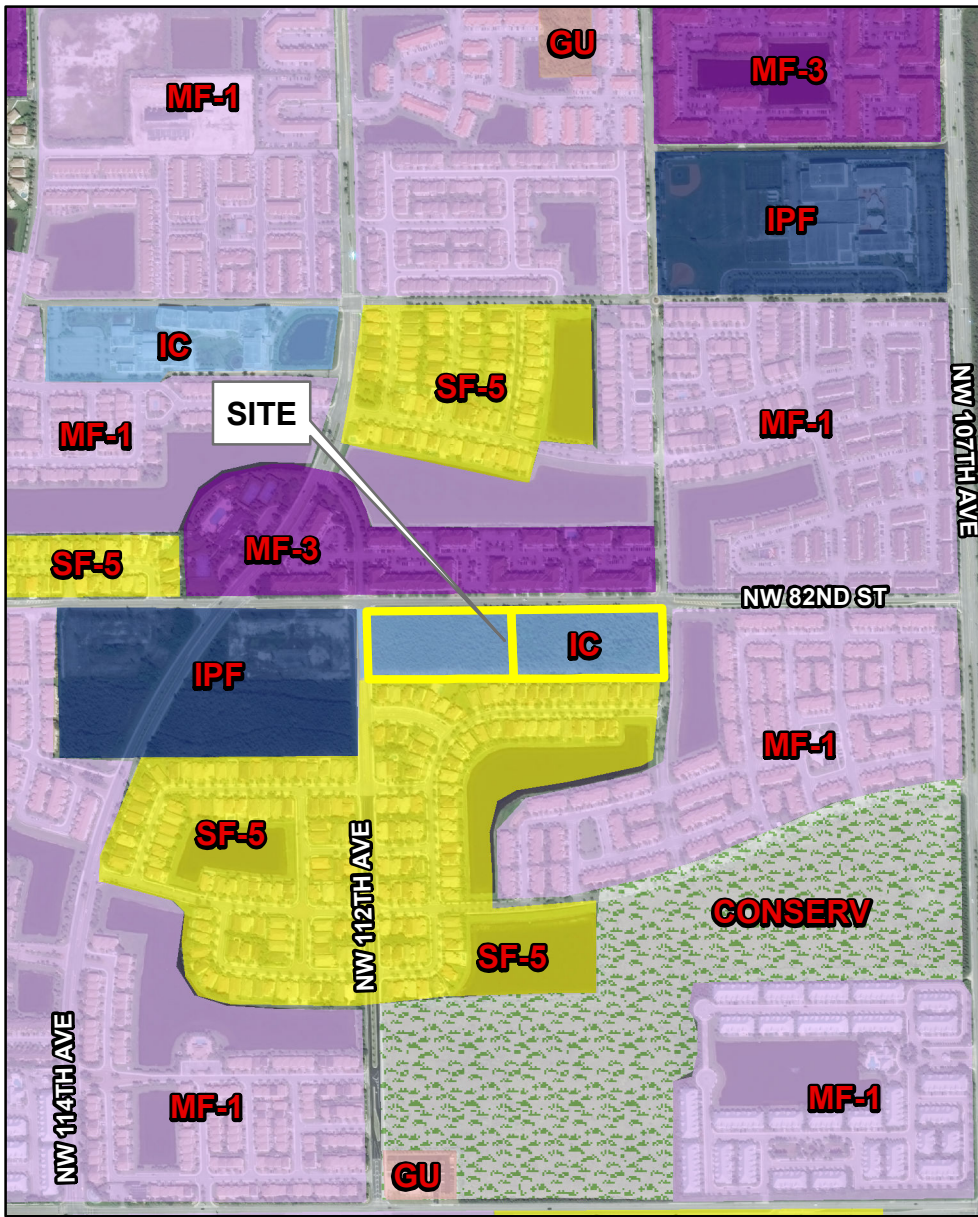
APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY FOR THE SOLE USE  
OF THE CITY OF DORAL

  
\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, COLE, & BIERMAN, PL  
CITY ATTORNEY

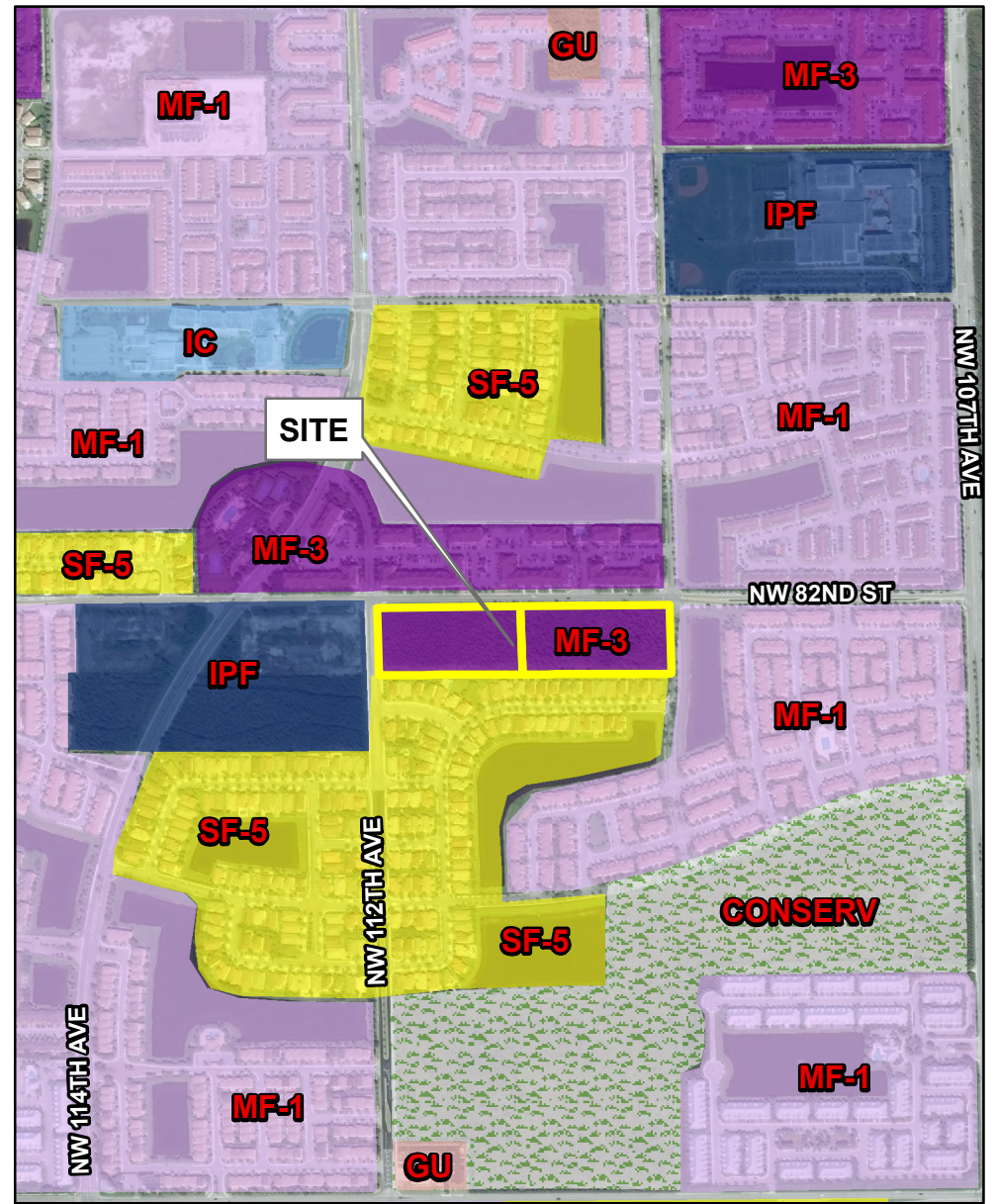
# ”Exhibit A”

## **LEGAL DESCRIPTION**










Tract 64 of Florida Fruit Lands Company's Subdivision No. 1 in Section 7, Township 53 South, Range 40 East Less West 35 Ft. and Less the North 35 Ft as Recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County



**Current Zoning**



**Proposed Zoning**

- Legend**
-  Grand Doral 1 & 2
  -  Single Family 5 (SF-5)
  -  Multi Family 1 (MF-1)
  -  Multi Family 3 (MF-3)
  -  Multi Family 4 (MF-4)
  -  Industrial Commercial (IC)
  -  Institutional Public Facility (IPF)
  -  General Use (GU)
  -  Conservation (CONSERV)

City of Doral



Planning & Zoning Department

Grand Doral 1&2 Zoning Map

