

**ORDINANCE NO. 2006-11**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF DORAL, FLORIDA, APPROVING THE REZONING OF  
13.5 ACRES GENERALLY LOCATED AT THE  
NORTHEAST CORNER OF 117TH AVENUE AND NW  
25TH STREET FROM GU (GENERAL USE DISTRICT) TO  
IU-1 (LIGHT INDUSTRIAL DISTRICT); APPROVING A  
SITE PLAN; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Archdiocese of Miami has filed a Petition requesting a rezoning of 13.5 acres generally located at the Northeast corner of 117th Avenue and NW 25th Street from GU (General Use District ) to IU-1 (Light Industrial District); and

WHEREAS, the Applicant has offered information that supports a finding that a rezoning to IU-1 (Light Industrial District) would allow the property to be developed in uses compatible with the surrounding community and in furtherance of the proposed future land use designation of the property; and

WHEREAS, simultaneously with this Petition for rezoning, the Applicant requested site plan approval for a house of worship, multi-purpose center elementary/middle/high school, daycare facility and housing for the elderly; and

WHEREAS, the City Council of the City of Doral, sitting as the Local Planning Agency and subsequently sitting as the City Council, after due notice, held public hearings, at which parties of interest, property owners and citizens had an opportunity to be heard relative to said rezoning and site plan; and

WHEREAS, the City Council of the City of Doral finds that a rezoning for the subject property to IU-1 (Light Industrial District) is consistent with and in furtherance of the proposed future land use designation of the property and will be compatible with the adjacent neighborhood; and

WHEREAS, the City Council of the City of Doral, upon public hearing and deliberation, finds that the request for rezoning is in the best interests of the citizens of the City of Doral;

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

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirm as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. The rezoning of 13.5 acres generally located at the Northeast corner of 117th Avenue and NW 25th Street from GU (General Use District ) to IU-1 (Light Industrial District) is hereby approved.

Section 3. The Applicant's request for site plan approval for a house of worship, multi-purpose center elementary/middle/high school, daycare facility and housing for the elderly is hereby approved, subject to the following conditions:

1. The Applicant shall apply for a waiver of plat prior to the issuance of building permits; and

2. The Applicant shall construct an east-bound exclusive left-turn lane on NW 25th Street at the NW 25th Street driveway and a south-bound exclusive left-turn lane on NW 117th Avenue at the NW 117th Avenue driveway.

Section 4. Effective Date. This Ordinance shall become effective upon adoption by the City Council.

This Ordinance shall become effective immediately upon adoption by the City Council. A motion to approve the application was offered by Councilwoman Ruiz who moved its adoption. The motion was seconded by Councilman Van Name and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

If any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

PASSED ON 1ST READING this 22<sup>nd</sup> day of March, 2006.

PASSED AND ADOPTED ON 2<sup>ND</sup> READING this 26<sup>th</sup> day of April, 2006.

  
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JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA-HILL, CITY CLERK

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

  
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JOHN J. HEARN, CITY ATTORNEY