

ORDINANCE 2005-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AMENDING THE CITY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION FROM INDUSTRIAL AND OFFICE DESIGNATION TO LOW-MEDIUM DENSITY DESIGNATION WITHIN THE CITY'S FUTURE LAND USE MAP AND TO APPLY SAID DESIGNATION TO APPROXIMATELY 30 ± ACRES GENERALLY LOCATED BETWEEN NW 107TH AVENUE AND NW 102ND AVENUE AT NW 70TH STREET; PROVIDING FOR ASSOCIATED MAP CHANGES AS REQUIRED; PROVIDING FOR AN EFFECTIVE DATE (APPLICATION #04-04)

WHEREAS, the City of Doral, pursuant to the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, have reviewed the Touchdown at Doral LLC Application proposing an amendment to the Comprehensive Development Master Plan which has been submitted to and reviewed by the South Florida Regional Planning Council and the State Land Planning Agency, and has been certified by the State of Florida, Department of Community Affairs; and

WHEREAS, the City Council has been designated as the Local Planning Agency for the City pursuant to Section 163.3174, Florida Statutes, and has held a duly advertised public hearing and recommended approval of Application No. 04-04 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 Application No. 04-04 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, inventory 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 as adopted and as supported by staff and the LPA and accepts the voluntary Declaration of Restrictions offered by Petitioner and incorporated herein; and

WHEREAS, the City Council of the City of Doral further finds that the proposed amendment to the Comprehensive Development Master Plan to change the future land use designation from Industrial and Office to Low-Medium Density designation within the City's Future Land Use Map and to apply said designation to approximately 30 ± acres generally located between NW 107th Avenue and NW 102nd Avenue at NW 70th Street is in the best interests of the citizens of the City; now, 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 the future land use designation from Industrial and Office designation to Low-Medium Density designation within the City's Future Land Use Map and to apply said designation to approximately 30 ± acres generally located between NW 107th Avenue and NW 102nd Avenue at NW 70th Street is hereby approved.

Section 2. The Petitioner's voluntary Declaration of Restrictions are accepted and shall not be amended unless agreed to by both Petitioner and City.

Section 3. That the Director of Community Development is further authorized to make the necessary Map changes as required to the Comprehensive Development Master Plan to reflect the above stated change.

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 Cabrera, who moved its adoption. The motion was seconded by Councilwoman Ruiz and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

PASSED AND ADOPTED on first reading this 23rd day of February, 2005.

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

Mayor Juan Carlos Bermudez	_____
Vice Mayor Peter Cabrera	_____
Councilman Michael DiPietro	_____
Councilwoman Sandra Ruiz	_____
Councilman Robert Van Name	_____

PASSED AND ADOPTED on second reading this ____ day of _____, 2005.