

ORDINANCE #2008- 24

AN ORDINANCE OF THE 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 COMMUNITY AFFAIRS 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 the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, has reviewed the Application of Hines VAF II Doral, LP proposing an 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 use within the City's Future Land Use Map and upon the 13.62± acres generally located at 8750 NW 36th Street known as the Doral Corporate Center, 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. 08-12-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. 08-12-DOR-01 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 County's Comprehensive Development Master Plan as adopted and with the City's new Comprehensive Development Master Plan as adopted and supported by staff and the LPA; and

WHEREAS, the City Council of the City of Doral further finds that the proposed amendment to the Comprehensive Development Master Plan 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 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, and is in the best interests of the citizens of the

City; and is generally consistent with the Goals, Objectives and Policies of the City's existing Comprehensive Development Master Plan 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 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 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 3. That the City Clerk is hereby authorized to transmit this Ordinance to the Florida Department of Community Affairs 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 Councilman Van Name 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	Absent
Councilwoman Sandra Ruiz	Yes
Councilman Robert Van Name	Yes

PASSED AND ADOPTED on first reading this 10th day of December, 2008.

PASSED AND ADOPTED on second reading this 13th day of May, 2009.



Juan Carlos Bermudez, Mayor

ATTEST:



Barbara Herrera, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



John J. Hearn, City Attorney