

**ORDINANCE No. 2016-10**

**AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AMENDMENTS TO THE LAND DEVELOPMENT CODE PERTAINING TO MINIMUM SITE AREA IN THE COMMUNITY MIXED USE (CMU) DISTRICT; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City of Doral (the "City") has reviewed the Application submitted by the Applicant, Sanctuary at Doral LLC, to amend the Community Mixed Use (CMU) District in the Doral Land Development Code to reduce the minimum site area from 15 acres to 7 acres for CMU-zoned parcels fronting on Doral Boulevard; 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 to consider the Application to amend the City's Land Development Code CMU District; and

**WHEREAS**, after careful review and deliberation, staff has determined that this Application will bring the CMU Code into compliance with the recently-adopted CMU land use text amendment addressing parcel size; and

**WHEREAS**, on June 22, 2016, the City Council conducted a duly advertised public hearing on the subject CMU Code text amendment, and considered all evidence and comments received concerning the proposed amendment as required by State law and local ordinances; and

**WHEREAS**, the City Council has reviewed the City staff's report, incorporated herein, which contains information supporting the proposed amendment to the CMU District; and

**WHEREAS**, the City Council finds that the proposed text amendment, as recommended by staff, is consistent with the City's Comprehensive Plan as adopted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Amendment.** The Land Development Code is hereby amended as follows:

**Sec. 68-581. - Standards**

All developments in the community mixed use zoning district shall develop as a planned unit development (PUD) with the following standards.

- (1) *Minimum site area.* The minimum site area for contiguous land area is 15 acres, except for parcels with frontage on Doral Boulevard which can be 7 acres or greater in size.

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**Section 3. Implementation.** The City Manager, City Clerk, and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

**Section 4. Incorporation into the Code.** The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Code of Ordinances of the City of Doral. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or relettering sections and to change and that the word

“ordinance” may be changes to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

**Section 5. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 6. Conflicts.** All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

**Section 7. Effective Date.** This Ordinance shall become effective immediately upon adoption.

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

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

PASSED AND ADOPTED on first reading this 11 day of May, 2016.

PASSED AND ADOPTED on second reading this 22 day of June, 2016.



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LUIGI BORIA, MAYOR

ATTEST:



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CONNIE DIAZ, CMC  
CITY CLERK

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



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WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.  
CITY ATTORNEY