

**ORDINANCE #2014-05**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE REZONING OF 163± ACRES GENERALLY LOCATED WEST OF NW 102<sup>ND</sup> AVENUE AND SOUTH OF NW 86<sup>TH</sup> STREET, DORAL, FLORIDA, FROM TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) TO THE GRAND BAY SOUTH PLANNED UNIT DEVELOPMENT (PUD); AND THE RELEASE OF THE AMENDED AND RESTATED DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 28578 AT PAGE 2516; PROVIDING FOR RECORDATION AND PROVIDING FOR EFFECTIVE DATE**

**WHEREAS**, Flordade, LLC., ("Applicant"), has requested approval of a rezoning of 163± acres located west side of NW 102<sup>nd</sup> Avenue and South of NW 86<sup>th</sup> Street, Doral, Florida, from Traditional Neighborhood Development (TND) to the Grand Bay South Planned Unit Development (PUD) and the release of the Amended and Restated declaration of restrictions recorded in Official Records Book 28578 at Page 2516; and

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

**WHEREAS**, on May 28, 2014 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; and

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

**WHEREAS**, maximum density is determined by the provisions set forth in the Master Development Agreement (Exhibit A),

**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.** A rezoning of 163 ± acres generally located west of  
NW 102<sup>nd</sup> Avenue and South of NW 86<sup>th</sup> Street, Doral, Florida from Traditional  
Neighborhood Development (TND) to the Grand Bay South Planned Unit  
Development (PUD) and the release of the amended and restated declaration of  
restrictions recorded in Official Records Book 28578 at Page 2516 of the Public  
Records of Miami-Dade County is hereby approved.

**Section 3.. Effective Date.** This Ordinance shall be effective upon  
adoption on second reading.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Absent
Councilwoman Sandra Ruiz	Yes

PASSED AND ADOPTED on first reading this 19 day of March, 2014.

PASSED AND ADOPTED on second reading this 28 day of May, 2014.

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

ATTEST:

\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

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

\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, PASTORIZA  
COLE AND BONISKE  
CITY ATTORNEY