

**RESOLUTION Z05-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AUTHORIZING AND APPROVING A SITE PLAN FOR MASTERRA DORAL LLC - WEST (THE RESERVE), GENERALLY LOCATED ON THE NORTHWEST CORNER OF NW 74 STREET AND NW 114 AVENUE, DORAL, FLORIDA; APPROVING A NON-USE VARIANCE TO PERMIT PRIVATE DRIVES WITHIN A COMMUNITY; PROVIDING AN EFFECTIVE DATE**

WHEREAS, MasTerra Doral LLC ("Applicant") has requested approval of a Site Plan for MasTerra Doral LLC - West (The Reserve) which is generally located on the Northwest corner of NW 74 Street and NW 114 Avenue, Doral, Florida; and

WHEREAS, the Florida Department of Transportation right-of-way which exists on NW 74 Street, is due to be expanded from its current 80 foot width to 126 feet; and

WHEREAS, the Applicant has overlaid this on the plan and redesigned the site to accommodate the new conditions; and

WHEREAS, the City Council, after careful review and deliberation, and the recommendation of staff, determined that it is in the best interests of the citizens of the City of Doral to approve the Site Plan and authorize a non-use variance on the property to permit private drives within a community;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:**

**Section 1.** The City Council of the City of Doral hereby approves Applicant's application for a Site Plan for MasTerra Doral LLC - West (The Reserve),

generally located on the Northwest corner of NW 74 Street and NW 114 Avenue, Doral, Florida, subject to the condition that staff review and approve the applicable landscape plan:

**Section 2.** The non-use variance for MasTerra Doral LLC - West (The Reserve) is hereby approved to permit private drives within a community.

**Section 3.** This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida and the Applicant shall pay the costs of recording said document.

**Section 4.** This resolution shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Resolution 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 |
| Councilmember Michael DiPietro | Yes |
| Councilwoman Sandra Ruiz       | Yes |
| Councilmember Robert Van Name  | Yes |

PASSED AND ADOPTED this 22 day of June, 2005.

  
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JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
MERCY ARCE, ACTING 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