

1 WHEREAS, the City Council, after careful review and deliberation, and the
2 recommendation of staff, determined that it is in the best interests of the citizens of the
3 City of Doral to approve the Site Plan, subject to conditions;

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

6 **Section 1.** The City Council of the City of Doral hereby approves
7 Applicant's application for a Site Plan for Isla Margarita at Doral for a residential
8 development for thirty eight townhome units on the West one-half of Tract 48, Section
9 7, Township 53 South, Range 40 East, Florida Fruit Company's Subdivision No. 1,
10 according to the Plat thereof as recorded in Plat Book 2 at Page 17 of the Public
11 Records of Miami-Dade County, Florida, and generally located at the Southeast corner
12 of NW 117 Avenue and NW 82 Street, subject to the following conditions:

13 1. Code requires that this property have 144 trees, 30% of which may be
14 palms, 30% of which shall be native, and the balance shall be trees. The landscape
15 plans submitted provide for 44 palms and 33 oaks, 72 mahogany and 26 gumbo limbos.
16 Staff recommends the acceptance of the excess 31 trees as proffered additional
17 landscaping with the understanding that the applicant will be required to meet all
18 applicable landscaping codes at the time of permitting;

19 2. The maximum allowable number of units to be built shall be 38 units as
20 depicted in the aforementioned plans;

21 3. The parks shall be proffered as per a covenant to be for the use and
22 entertainment of the residents of this community. The park will be maintained by the

1 Homeowner's Association. Said Homeowner's Association Agreement shall be
2 recorded prior to the issuance of final plat; and

3 4. Property must be platted prior to obtaining any permits for construction.

4 **Section 2.** This Resolution shall be recorded in the Public Records of
5 Miami-Dade County, Florida and the Applicant shall pay the costs of recording said
6 document.

7 **Section 3.** This resolution shall become effective upon its passage and
8 adoption by the City Council.

9 WHEREAS, a motion to approve the Resolution was offered by Vice Mayor
10 Cabrera, who moved its adoption. The motion was seconded by Councilman DiPietro
11 and upon being put to a vote, the vote was as follows:

12	Mayor Juan Carlos Bermudez	yes
13	Vice Mayor Peter Cabrera	yes
14	Councilmember Michael DiPietro	yes
15	Councilwoman Sandra Ruiz	yes
16	Councilmember Robert Van Name	yes

17
18 PASSED AND ADOPTED this 27th day of April, 2005.

19
20 
21 _____
22 JUAN CARLOS BERMUDEZ, MAYOR

21 ATTEST:

22
23 
24 _____
25 CITY CLERK

26 APPROVED AS TO FORM AND
27 LEGAL SUFFICIENCY FOR THE
28 SOLE USE OF THE CITY OF DORAL:

29
30 
31 _____
JOHN J. HEARN, CITY ATTORNEY