

RESOLUTION NO. Z04-23

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN
REVIEW OF THE DESIGN OF A TRADITIONAL
NEIGHBORHOOD DEVELOPMENT PURSUANT TO SECTION
33-284.50(C) OF THE MIAMI-DADE COUNTY CODE**

WHEREAS, pursuant to Section 33-284.50(C) of the Code of Miami-Dade County, ADRIAN DEVELOPMENT GROUP, INC. has applied for the following:

Site Plan review and approval of the design of a Traditional Neighborhood Development (TND) pursuant to Section 33-284.50(C) of the Miami-Dade County Code as it applies to the City of Doral.

WHEREAS, a public hearing of the City of Doral Council was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, upon due and proper consideration having been given to the matter, there was a finding by the Doral City Council that the Petitioner's proposal, as conditioned by the recommendation of staff, satisfied the Code standard; and

WHEREAS, the application is approved upon the following conditions being satisfied:

1. That a site plan be submitted to and meet with the approval of the City upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include, among other things but not be limited thereto, location of structure or structures, types, sizes, and location of signs, light standards, off-street parking area, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Doral Town Center," prepared by Valle Valle & Partners, dated 03/11/04, and consisting of 39 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submit to the Department for its review and approval a landscaping plan for the development and for the FPL easement which indicates the type and size of plant material including any other park accessory such as benches, jogging trails, etc. prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

5. That the applicant obtain a Certificate of Use and Occupancy from (and promptly renew the same annually with) the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That the applicant comply with all applicable Department of Environmental Resources Management (DERM), Public Works Department, and Fire Department regulations.

7. That a Public Works permit is required for construction and curve cuts in the public right-of-way.

WHEREAS, a motion to approve the application was offered by Councilwoman Ruiz, who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	absent
Vice Mayor Peter Cabrera	recused
Councilmember Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilmember Robert Van Name	yes

PASSED AND ADOPTED on this 28th day of July, 2004.

If any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

PASSED AND ADOPTED on this 28th day of July, 2004.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



SHEILA PAUL, CITY CLERK

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



JOHN V. HEARN, CITY ATTORNEY