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RESOLUTION NO. Z05-30

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING AND AUTHORIZING THE REZONING OF THE SUBJECT PROPERTY FROM THE RU-4A AND IU-2 DISTRICTS TO THE IU-C DISTRICT FOR THE 10.91 ± ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW 87 AVENUE AND NW 36 STREET, MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING THE APPROVAL OF THE SITE PLAN FOR A BALLROOM; PROVIDING FOR AN EFFECTIVE DATE

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WHEREAS, the applicant, CNL Resort Hotel, L.P., Green View, is requesting approval of a rezoning from the RU-4A and IU-2 Districts to the IU-C District for 10.91 ± acres generally located at the Northwest corner of NW 87 Avenue and NW 36 Street, Miami-Dade County, Florida, to develop the property as a hotel and related uses, as well as site plan approval for a ballroom; and

WHEREAS, the applicant is proposing to build an accessory use to the existing Doral Golf Resort and Spa which will expand the services that the Resort can provide to its guests; and

WHEREAS, the applicant is proposing to replace an existing temporary structure currently used as meeting space with a ballroom; and

WHEREAS, the proposed change of use will reduce the impact of intensity and density compared to what is already vested; and

WHEREAS, at its meeting of May 25, 2005, the City Council of the City of Doral found it to be in the best interests of the City and its citizens to approve the site plan to allow a ballroom and to approve and authorize the rezoning from the RU-4A and IU-2 Districts to the IU-C Districts for 10.91 ± acres generally located at the Northwest corner of NW 87 Avenue and NW 36 Street; now, therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA:

1. The rezoning from the RU-4A and IU-2 Districts to the IU-C District for 10.91 ± acres generally located at the Northwest corner of NW 87 Avenue and NW 36 Street, Miami-Dade County, is hereby approved and authorized.

2. The site plan for the ballroom is hereby approved, subject to the following conditions:

1 (a) All parking spaces shall be converted to valet with the exception of the handicap
2 parking spaces;

3 (b) Overflow parking (as depicted on Site Plan Sheet L-1.00 dated May 13, 2005 in grey-
4 shade) shall be permitted, but must be maintained as turf block, not asphalt.

5 (c) Overflow parking as described in (b) above, may not be counted as "required"
6 parking for any future development plans.

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

9 4. This Resolution shall become effective upon adoption.

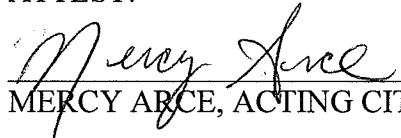
10 WHEREAS, a motion to approve the Resolution was offered by Vice Mayor Cabrera,
11 who moved its adoption. The motion was seconded by Councilman Van Name and upon being
12 put to a vote, the vote was as follows:
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15 Mayor Juan Carlos Bermudez yes
16 Vice Mayor Peter Cabrera yes
17 Councilmember Michael DiPietro yes
18 Councilwoman Sandra Ruiz yes
19 Councilmember Robert Van Name yes
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21 PASSED AND ADOPTED this 25th day of May, 2005.

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JUAN CARLOS BERMUDEZ, MAYOR

25 ATTEST:

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28 MERCY ARCE, ACTING CITY CLERK
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30 APPROVED AS TO FORM AND
31 LEGAL SUFFICIENCY FOR THE
32 SOLE USE OF THE CITY OF DORAL:

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34 
35 JOHN J. HEARN, CITY ATTORNEY