

**ORDINANCE #2006 - 07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF 9.9 ACRES GENERALLY LOCATED AT THE SW CORNER OF 112<sup>TH</sup> AVE AND NW 82<sup>ND</sup> STREET FROM GU TO RU-3M; APPROVING A SITE PLAN FOR PALM ISLE AT DORAL FOR A RESIDENTIAL DEVELOPMENT FOR THIRTY SEVEN TOWNHOME UNITS AND NINETY CONDOMINIUM UNITS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Mascap LC., ("Applicant"), has requested approval of a rezoning of 9.9 acres generally located at the southwest corner of NW 82 Street and NW 112 Avenue in the City of Doral, Miami-Dade County, Florida, from GU (General Use) to RU-3M (Minimum Apartment House District); and

**WHEREAS**, Mascap LC., ("Applicant"), has requested approval of a site plan for 37 townhome units and 90 condominium units.

**WHEREAS**, on April 26, 2006 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 as follows:

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

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

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

**Section 2.** A rezoning of 9.9 acres generally located at the southwest corner of NW 82 Street and NW 112 Avenue in the City of Doral, Miami-Dade County, Florida, from GU (General Use) to RU-3M (Minimum Apartment House District) is hereby approved;

**Section 3.** Approval of a site plan signed and dated April 12, 2006 for 37 townhome units and 90 condominium units is hereby approved.

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

WHEREAS, a motion to approve the Ordinance was offered by Vice Mayor Cabrera 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	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED on first reading this 22<sup>nd</sup> day of March, 2006

PASSED AND ADOPTED on second reading this 26<sup>th</sup> day of April, 2006.

  
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JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA- HILL, CITY CLERK

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

  
\_\_\_\_\_  
JOHN J. HEARN, CITY ATTORNEY