

RESOLUTION Z05-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT POINT AT DORAL, GENERALLY LOCATED ON THE NORTHEAST CORNER OF NW 25 STREET AND NW 102 AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Industrial Warehouse Associates, LLC ("Applicant"), has requested final plat approval for Point at Doral, generally located on the northeast corner of NW 25 Street and NW 102 Avenue, in the City of Doral, Miami-Dade County, Florida; and

WHEREAS, the property's boundary is defined by legal description "Exhibit A" attached hereto; and

WHEREAS, the Miami-Dade County Plat Committee has reviewed this application and has recommended same for approval; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper employed by Miami-Dade County and same has been found to be consistent; and

WHEREAS, after careful review and deliberation, staff has determined that this application should be approved subject to the condition – as stated in the September 16, 2005 memorandum to Council attached hereto – that the proposed development, prior to any further approval, must meet traffic concurrency as determined by the City's traffic consultants;

**NOW, THEREFORE, BE IT RESOLVED 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 Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby approves the final plat of Point at Doral, generally located on the northeast corner of NW 25 Street and NW 102 Avenue, in the City of Doral, Miami-Dade County, Florida. This approval is expressly subject to the condition – as stated in the September 16, 2005 memorandum to Council attached hereto – that the proposed development, prior to any further approval, must meet traffic concurrency as determined by the City’s traffic consultants;


Section 3. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

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

A motion to approve the Resolution was offered by Councilwoman Ruiz, who moved its adoption. The motion was seconded by Councilman Van Name and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Absent
Councilmember Michael DiPietro	Absent
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 28th day of September, 2005.



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

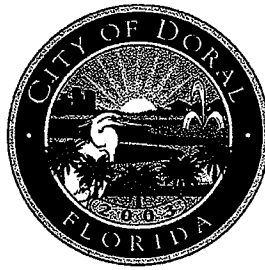


BARBARA HERRERA-HILL, CITY CLERK

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



JOHN J. HEARN, CITY ATTORNEY



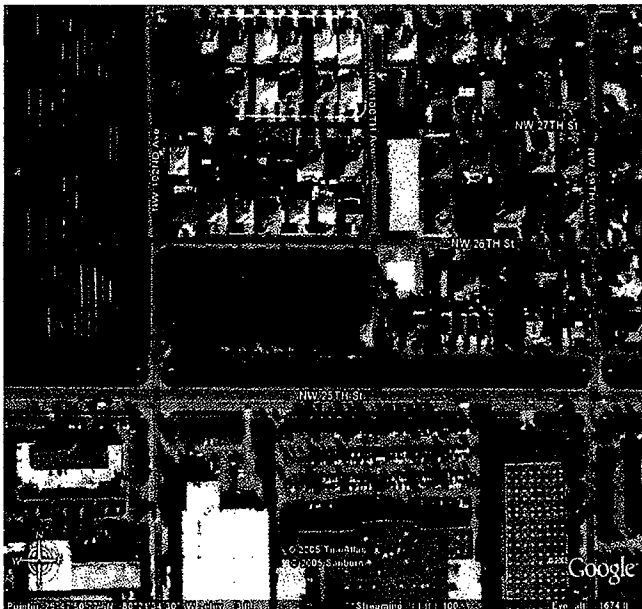
Memorandum

Date: September 16, 2005

To: Sergio Purrinos, Interim City Manager

From: Nathan M. Kogon, Planning and Zoning Director *NMK*

Subject: Point at Doral Final Plat



PROPOSAL:

The applicant, Industrial Warehouse Associates, LLC, is hereby requesting approval of the proposed Point at Doral Final Plat.

RECOMMENDATION:

Staff recommends approval of the proposed Final Plat subject to the following condition:

- The proposed development meets traffic concurrency as determined by the City's traffic consultants.

PROPERTY INFORMATION:

FOLIO NUMBERS: 35-3029-002-0880, 35-3029-003-1390, 35-3029-003-1391, 35-3029-003-1392, 35-3029-003-1393.

LOCATION: The subject property is located on the northeast corner of NW 25th Street and NW 102th Avenue, in Doral, Florida.

SIZE OF PROPERTY: ± 3.33 acres

PRESENT ZONING: OPD District (Office Park District)

APPLICANT: Industrial Warehouse Associates, LLC

DISCLOSURE OF INTEREST: Berny Kopel-100%

North: Single Family Residential, zoned RU-I District.
South: Warehouses, zoned IU-C District.
East: Single Family Residential, zoned RU-I District.
West: Cemetery, zoned GU District

BACKGROUND:

The subject property (consisting of five (5) lots) was originally platted as part of the Vanderbilt Park Subdivision. At the time of the initial subdivision, the property was zoned residential; however, these lots were subsequently rezoned to "OPD" (Office Park District in 1986 and 1987 per resolutions Z-59-86 and Z-72-87. Although the parcels were rezoned, the property was never developed and remains vacant.

The purpose of this Final Plat is to combine the five (5) existing parcels into one (1) lot so that the applicant can develop the site for office/retail uses. Please note that the applicant has submitted a site plan and traffic study for two two-story commercial buildings with associated infrastructure improvements. The site plan is currently under review by the Planning and Zoning Department and is tentatively scheduled for the October Zoning Hearing.

The Point at Doral Tentative Plat was approved by Miami-Dade County on January 14, 2005 (T-Plat No.: T-21907).

APPLICABLE CODE SECTIONS:

This application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code (MDCC). In addition, the proposed Final Plat has been reviewed by High Surveying, Inc., for consistency with Section 177.081(1) of the Florida Statutes and the MDCC.

PROPOSED COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The proposed Final Plat is located in an area designated for Office/Residential in the proposed Future Land Use Map (FLUM); thus, the proposed Plat is consistent with the proposed CDMP.

FINAL PLAT:

The proposed Point at Doral Final Plat meets all applicable regulations described above. In this case, the City is not withholding a bond pursuant to Section 28-12 of the MDCC to construct the necessary public improvements, because all improvements and dedications are already in place. The proposed Final Plat only involves the recombination of existing platted lots.

If the proposed Final Plat is approved, the applicant shall submit the application to Miami-Dade County for Final Plat Review and recording.

"Exhibit A"

LEGAL DESCRIPTION

The East 27.38 feet of Lot 27, and all of Lots 28, 29 and 30 in Block 20 of "VANDERBILT PARK", according to the Plat thereof, as recorded in Plat Book 8, at Page 104, of the Public Records of Miami-Dade County, Florida;

AND

Lot 26 and the West 12.62 feet of Lot 27 in Block 20 of "VANDERBILT PARK" according to the Plat thereof, as recorded in Plat Book 8, at Page 104, of the Public Records of Miami-Dade County, Florida;

AND

The West 405.24 feet of the North 1/2 of Tract 20, and the South 1/2 of Tract 20, less the Easterly 152.63 feet thereof, "AMENDED PLAT OF VANDERBILT PARK", according to the Plat thereof, as recorded in Plat Book 28, at Page 40 of the Public Records of Miami-Dade County Florida a/k/a the West 12.62 feet of Lot 27 in Block 20 of "VANDERBILT PARK", as recorded in Plat Book 8, at Page 104, of the Public Records of Miami-Dade County, Florida.