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**RESOLUTION Z05-20**

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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 GU DISTRICT TO THE RU-3M DISTRICT FOR THE 29.75± ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW 74 STREET AND NW 107 AVENUE, DORAL, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Applicant, MasTerra Doral LLC - East, is requesting approval of a rezoning from the GU District to the RU-3M District for the 29.75 ± acres generally located at the Northwest corner of NW 74 Street and NW 107 Avenue, Doral, Florida, in order to clear and demuck the property; and

WHEREAS, the Florida Department of Transportation right-of-way which exists on NW 74 Street, is due to be expanded from its current 80 foot width to 126 feet; and

WHEREAS, the Applicant wishes to clear the property before all of the approvals are granted for the proposed development; and

WHEREAS, Section 24.48.2(b)I(d) of the Code, provides that the City must provide DERM with letter which substantiates that the proposed usage of the property upon which the work will occur does not violate any zoning law applicable to the area of the proposed work; and

WHEREAS, in order for staff to determine which zoning laws to review in order to certify compliance in the letter as required by DERM, the property must be rezoned; and

WHEREAS, the proposed rezoning is consistent with the current Comprehensive Development Master Plan; and

WHEREAS, at its meeting of April 27, 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 and authorize the rezoning from the GU District to the RU-3M District for 29.75 ± acres generally located at the Northwest corner of NW 74 Street and NW 107 Avenue and to accept the Voluntary Declaration of Restrictions proffered by the Applicant, attached hereto as Exhibit "A;" now, therefore

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

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1. The rezoning from the GU District to the RU-3M District for 29.75 ± acres generally located at the Northwest corner of NW 74 Street and NW 107 Avenue, Doral, Florida, is hereby approved and authorized.

2. This Resolution shall be recorded in the Public Records of Dade County, Florida and the Applicant shall pay the costs of recording same.

3. This Resolution shall become effective upon adoption.

WHEREAS, a motion to approve the Resolution 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	yes
Vice Mayor Peter Cabrera	yes
Councilmember Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilmember Robert Van Name	yes

PASSED AND ADOPTED this 27th day of April, 2005

  
\_\_\_\_\_  
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:  
  
\_\_\_\_\_  
CITY CLERK

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

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