

1
2
3
4
5
6
7
8
9
10
11
12

RESOLUTION Z05-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AUTHORIZING AND APPROVING A MODIFICATION TO THE SITE PLAN TO CHANGE THE DOCK HEIGHT TO STREET HEIGHT AND TO REFLECT THREE SHALLOWER WAREHOUSE BUILDINGS VERSUS ONE DEEP WAREHOUSE BUILDING ON THE PROPERTY GENERALLY LOCATED AT NW 60 STREET AND NW 99 AVENUE; PROVIDING AN EFFECTIVE DATE

13 WHEREAS, Doral Palms Business Park, LLC ("Applicant") has requested
14 approval of a modification of its Site Plan to change the dock height to street height
15 and to reflect three shallower warehouse buildings versus one deep warehouse building
16 on the property generally located at NW 60 Street and NW 99 Avenue; and

17 WHEREAS, the subject property is currently vacant and is located adjacent to
18 vacant property to the north, a retention lake to the west and by warehouses to the east
19 and south; and

20 WHEREAS, the proposed development was approved for a rezoning in 1998
21 and, subsequently, the Site Plan was amended in 1999 to allow 102,584 square feet of
22 truck wells; and

23 WHEREAS, the Applicant is now requesting that it be allowed to redevelop the
24 property with warehouse uses which limit the size of delivery vehicles to vans and also
25 to reduce the depth of the bays to provide additional individual users; and

26 WHEREAS, the new concept will have a combination of office and warehouse
27 spaces within each bay and will cater to small local businesses rather than the larger,
distribution type businesses; and

1 WHEREAS, the Applicant has provided a Declaration of Restrictions
2 restricting delivery to vehicles no larger than commercial vans and also providing that
3 the combined area of the office space will be limited to 20,400 square feet; and

4 WHEREAS, the City Council, after careful review and deliberation, and the
5 recommendation of staff, determined that it is in the best interests of the citizens of the
6 City of Doral to approve the proposed modification to the Site Plan;

7 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF**
8 **THE CITY OF DORAL, FLORIDA THAT:**

9 **Section 1.** The City Council of the City of Doral hereby approves
10 Applicant's application for a modification to its Site Plan for the property generally
11 located at NW 60 Street and NW 99 Avenue, subject to the following conditions:

12 1. Pursuant to Resolution CZAB9-27-99, the following must be included in the
13 proposed development plans which are submitted to the City for construction permits:

14 a. A curb and gutter shall be provided along NW 102 Avenue; and

15 b. The proposed oak trees along the west property line shall be planted at
16 25 feet on center.

17 2. An updated traffic study shall be submitted for approval and review to assess
18 concurrency prior to the application of building permits.

19 3. The Applicant shall record the attached Declaration of Restrictions restricting
20 deliveries to commercial vans.

21 4. The maximum area allocated within the development for office use shall be
22 limited to 20,400 square feet.

1 **Section 2.** This Resolution shall be recorded in the Public Records of
2 Miami-Dade County, Florida and the Applicant shall pay the costs of recording said
3 document.

4 **Section 3.** This resolution shall become effective upon its passage and
5 adoption by the City Council.

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

9	Mayor Juan Carlos Bermudez	<u>yes</u>
10	Vice Mayor Peter Cabrera	<u>yes</u>
11	Councilmember Michael DiPietro	<u>yes</u>
12	Councilwoman Sandra Ruiz	<u>yes</u>
13	Councilmember Robert Van Name	<u>yes</u>

14
15 PASSED AND ADOPTED this 23 day of March, 2005.

16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

Juan Carlos Bermudez
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

Mercy Arce for Sheila Paul
SHEILA PAUL, CITY CLERK

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

John J. Hearn
JOHN J. HEARN, CITY ATTORNEY