

RESOLUTION NO. Z-04-18

WHEREAS, CENTURY INVESTORS, INC. applied for the following:

District Boundary Change from GU (Interim District) to RU-3M (Minimum Apartment House District).

SUBJECT PROPERTY: Tracts 13 and 14, Section 7, Township 53 South, Range 40 East, Florida Fruit Land's Company Subdivision, According to the Plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Miami-Dade County, Florida

LOCATION: The Northeast corner of theoretical NW 86 Street & theoretical NW 112 Avenue, Doral, Florida.

WHEREAS, a public hearing of the City of Doral Council was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Council that the requested District Boundary Change to RU-3M would be compatible with the neighborhood and area concerned, it is consistent with the City of Doral Comprehensive Plan, and would not be in conflict with the principle and intent of the plan for the development of the City of Doral, Florida, and should be approved; and

WHEREAS, the Applicant has proffered a Declaration of Restriction restricting the property to 145 units, increasing the number of trees along NW 109 Avenue and providing more mature trees.

WHEREAS, a motion to approve the application was offered by Vice Mayor Cabrera and Councilman DiPietro and upon a poll of the members present the vote was as follows:

Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilmember Michael DiPietro	yes
Councilmember Sandra Ruiz	yes
Councilmember Robert Van Name	yes

NOW THEREFORE BE IT RESOLVED by the City of Doral Council that based on the evidence on the record it finds that the applicant has met the standards for District Boundary Change from GU to RU-3M is hereby GRANTED along with the proffered Declaration of Restrictions as well as amendments made by the City Council.

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

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the City of Doral and the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 26th day of May 2004.


JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


SHEILA PAUL, CMC, CITY CLERK

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


JOHN J. HEARN, ESQ, CITY ATTORNEY