

RESOLUTION Z05-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING A WAIVER FROM PLATTING REGULATIONS TO SUBDIVIDE PARCELS A AND B OF A PORTION OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NW 95 AVENUE AND NW 25 STREET INTO TWO BUILDABLE PARCELS; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Feuermann Company LLC ("Applicant") has requested a waiver from platting regulations to subdivide Parcels A and B of a portion of Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida, generally located at the Southwest corner of NW 95 Avenue and NW 25 Street into two buildable parcels; and

WHEREAS, the Applicant's Petition, attached hereto and incorporated herein as Composite Exhibit "A," was presented to the City Council of the City of Doral at a hearing held on January 26, 2005; and

WHEREAS, Chapter 28 of the Miami-Dade Code allows the City Council to grant waivers from platting regulations provided that they are not detrimental to the public welfare and that they are in furtherance of the City's Comprehensive Plan; and

WHEREAS, the City Council has determined that the granting of this plat waiver will not be detrimental to the public welfare, is consistent with and in furtherance of the City's Comprehensive Plan; and

WHEREAS, the public record established before the City Council on January 26, 2005 through the representations of the Applicant, is hereby incorporated by reference and includes the staff memorandum to the City Council;

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 waiver from platting regulations to subdivide Parcels A and B of a portion of Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida, generally located at the Southwest corner of NW 95 Avenue and NW 25 Street into two buildable parcels, subject to the following conditions:

1. Prior to any development, a traffic study shall be submitted and reviewed for the proposed development and to assess the required right-of-way improvements to be completed by the Applicant;
2. A site plan approval shall be required prior to the issuance of any permits;
3. Plans shall be submitted to the Public Works Department for any right-of-way improvements;
4. Guard rails shall be provided along the east side of NW 95 Avenue on Parcel B;

5. Access to the proposed development shall be restricted to NW 95 Avenue for both Parcels A and B. Distance and spacing requirements for driveways shall comply with the Public Works Manual. Any new driveway permit shall first be approved by the City of Doral Public Works Department prior to submitting for a construction permit. It is recommended that a single driveway be proposed to service both parcels.

Section 3. This Resolution, including Composite Exhibit "A," 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.

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

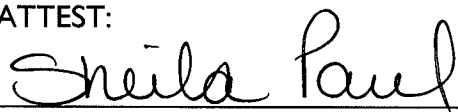
Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

PASSED AND ADOPTED this 26th day of January, 2005.



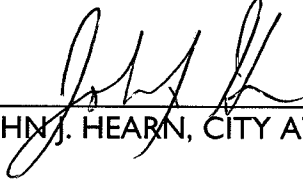
JUAN CARLOS BERMUDEZ, MAYOR

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, CITY ATTORNEY