

RESOLUTION NO.Z-04-13

WHEREAS, PS BUSINESS PARKS LP applied for the following:

Vested Rights Determination on a portion of Tract B of "Park At MICC", PB 157 PG 25

SUBJECT PROPERTY: A portion of TRACT "B" of "PART AT MICC" as recorded in Plat Book 157, Page 25 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract "B", Thence: South 90°00'00" West along the north line of said Tract "B" a distance of 862.07 feet to the Point of Beginning, Thence; continue South 90°00'00" West, along the north line of said Tract "B", a distance of 105.00 feet, Thence; South 00°00'00" East a distance of 124.49 feet to the point of curvature of a circular curve, concave to the Northeast and having a radius of 25.00 feet, Thence; Southeasterly and Northeasterly through a central angle of 130°00'00", an arc distance of 56.75 feet to a point of tangency, Thence; North 50°00'00" East a distance of 83.46 feet, Thence; North 00°00'00" West a distance of 90.00 feet to the Point of Beginning.

LOCATION: Southeast corner of NW 79 Avenue and NW 25th Street, 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 vested rights determination 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, a motion to approve the application for a total of 30 additional trips was offered by Councilwoman Ruiz who moved its adoption. The motion was second by Vice Mayor Cabrera 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
Councilmember Sandra Ruiz	yes
Councilmember Robert Van Name	yes

NOW THEREFORE BE IT RESOLVED by the City of Doral Council that based on the development actions and approval history put into evidence by the applicant it finds that the applicant has met the standards for vested rights and the vested rights is hereby GRANTED.

BE IT FURTHER RESOLVED that the denial of waiver of plat D-21775 is hereby reversed. The City finds that the subject property is vested for 30 additional trips.

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.

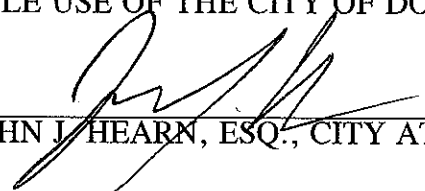
PASSED AND ADOPTED this 26th day of May 2004.


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