1	RESOLUTION 203-17
2 3	A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4	DORAL, FLORIDA AUTHORIZING AND APPROVING A SITE
5	PLAN FOR ISLA MARGARITA AT DORAL FOR A
6 7	RESIDENTIAL DEVELOPMENT FOR THIRTY EIGHT
8	TOWNHOME UNITS ON THE WEST ONE-HALF OF TRACT 48, SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA
9	FRUIT COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE
10	PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 17
11	OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
12 13	FLORIDA, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 117 AVENUE AND NW 82 STREET;
14	PROVIDING AN EFFECTIVE DATE
15	
16	WHEREAS, Sika Investments, LLC ("Applicant") has requested approval of a
17	Site Plan for Isla Margarita at Doral for a residential development for thirty eight
18	townhome units on the West one-half of Tract 48, Section 7, Township 53 South,
19	Range 40 East, Florida Fruit Company's Subdivision No. 1, according to the Plat
20	thereof as recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade
21	County, Florida, and generally located at the Southeast corner of NW 117 Avenue and
22	NW 82 Street; and
23	WHEREAS, the subject property is located at the western end of the proposed
24	NW 82 Street and is currently one of the last projects of Section 7 to be developed; and
25	WHEREAS, the 5-acre parcel is bounded to the south by another townhome
26	community which is under construction, and bounded by the Florida Turnpike to the
27	west and vacant land to the north and east; and
28	WHEREAS, when this area is built out, it will be completely surrounded by
29	residential development; and

- 1 WHEREAS, the City Council, after careful review and deliberation, and the 2 recommendation of staff, determined that it is in the best interests of the citizens of the 3 City of Doral to approve the Site Plan, subject to conditions; 4 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF 5 THE CITY OF DORAL, FLORIDA THAT: 6 The City Council of the City of Doral hereby approves Section 1. 7 Applicant's application for a Site Plan for Isla Margarita at Doral for a residential 8 development for thirty eight townhome units on the West one-half of Tract 48, Section 9 7, Township 53 South, Range 40 East, Florida Fruit Company's Subdivision No. 1, 10 according to the Plat thereof as recorded in Plat Book 2 at Page 17 of the Public 11 Records of Miami-Dade County, Florida, and generally located at the Southeast corner 12 of NW 117 Avenue and NW 82 Street, subject to the following conditions: 1.
- 1. Code requires that this property have 144 trees, 30% of which may be
 14 palms, 30% of which shall be native, and the balance shall be trees. The landscape
 15 plans submitted provide for 44 palms and 33 oaks, 72 mahogany and 26 gumbo limbos.
 16 Staff recommends the acceptance of the excess 31 trees as proffered additional
 17 landscaping with the understanding that the applicant will be required to meet all
 18 applicable landscaping codes at the time of permitting;
- The maximum allowable number of units to be built shall be 38 units as depicted in the aforementioned plans;
- 21 3. The parks shall be proffered as per a covenant to be for the use and 22 entertainment of the residents of this community. The park will be maintained by the

1	Homeowner's Association. Said Homeowner's Association Agreement shall be
2	recorded prior to the issuance of final plat; and
3	4. Property must be platted prior to obtaining any permits for construction.
4	Section 2. This Resolution shall be recorded in the Public Records of
5	Miami-Dade County, Florida and the Applicant shall pay the costs of recording said
6	document.
7	Section 3. This resolution shall become effective upon its passage and
8	adoption by the City Council.
9	WHEREAS, a motion to approve the Resolution was offered by Vice Mayor
10	Cabrera, who moved its adoption. The motion was seconded by Councilman DiPietro
11	and upon being put to a vote, the vote was as follows:
12 13 14 15 16 17 18 19 20 21	Mayor Juan Carlos Bermudez Vice Mayor Peter Cabrera Vice Mayor Peter Cabrera Councilmember Michael DiPietro Councilwoman Sandra Ruiz Ves Councilmember Robert Van Name PASSED AND ADOPTED this 27th day of April, 2005. JUAN CARLOS BERMUDIEZ, MAYOR ATTEST:
22 23 24 25	Mucy Ince
25 26 27 28 29 30 31	APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE OF THE CITY OF DORAL: JOHN J. HEARN, CITY ATTORNEY
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