

ORDINANCE NO. 2006-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF 24.56 ACRES GENERALLY LOCATED AT THE NORTH SIDE OF NORTHWEST 41ST STREET BETWEEN NORTHWEST 109TH AVENUE AND NORTHWEST 114TH AVENUE FROM GU (GENERAL USE) TO BU-1A (LIMITED BUSINESS DISTRICT); APPROVING A SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Aran Properties, Inc., ("Applicant"), has requested approval of a rezoning of 24.56 ± acres generally located on the north side of NW 41st Street between NW 109th Avenue and NW 114th Avenue from GU (General Use District) District to BU-1A (Limited Business District); and

WHEREAS, Aran Properties, Inc. ("Applicant"), has requested approval of a site plan for the development of a neighborhood retail/office center consisting of 15 buildings totaling 142, 000 square feet; and

WHEREAS, on November 29, 2006 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons;

WHEREAS, after careful review and deliberation, the City Council has determined that this Application has complied with the Code, subject to certain conditions being imposed and agreed to;

**NOW, THEREFORE, BE IT ORDAINED 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 Ordinance upon adoption hereof.

Section 2. A rezoning of 24.56 ± acres generally located on the north side of NW 41st Street between NW 109th Avenue and NW 114th Avenue in the City of Doral, Miami-Dade County, Florida, from GU (General Use District) District to BU-1A (Limited Business District) is hereby approved subject to the conditions listed below.

Section 3. Approval of a site plan signed and dated November 6, 2006 for the development of a neighborhood retail/office center consisting of 15 buildings totaling 142, 000 square feet is hereby approved subject to the conditions listed below.

Section 4. The above approvals are subject to the following conditions:

1. The project must be built consistent with the site plan dated November 6, 2006;
2. Any inclusion of a walking path is dependant upon future Council approval.
3. The use restrictions and the dedication and improvement of NW 109th Avenue consistent with the Applicant's Declaration of Restrictions are incorporated herein and are express conditions of this Ordinance.

Section 5. This ordinance shall become effective upon its passage and adoption by the City Council.

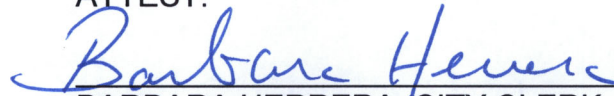
WHEREAS, a motion to approve the Ordinance was offered by Vice Mayor Cabrera who moved its adoption. The motion was seconded by Councilman Van Name and upon being put to a vote, the vote was as follows:

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

PASSED AND ADOPTED this November 29, 2006

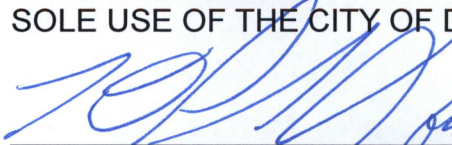


JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:


BARBARA HERRERA, CITY CLERK

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



JOHN J. HEARN, CITY ATTORNEY