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RESOLUTION Z06 - 14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AUTHORIZING AND APPROVING A SITE PLAN MODIFICATION AND MODIFICATION OF THE EXISTING DECLARATION OF RESTRICTIONS FOR MASTERRA DORAL, LLC, GENERALLY LOCATED AT THE NORTHWEST CORNER OF 74TH STREET AND NW 107TH AVENUE; APPROVIDING A PROVIDING AN EFFECTIVE DATE

12 WHEREAS, MasTerra Doral, LLC, ("Applicant") has requested approval
13 of a site plan modification for MasTerra Doral LLC- East (The Reserve) which
14 is generally located on the Northwest corner of NW 74th Street and NW 107th
15 Avenue, Doral, Florida, from 178 townhome units to 195 townhome units; as
16 depicted on the site plan signed and dated September 6, 2006;("Exhibit "A")
17 attached hereto; and

18 WHEREAS, the proposed redevelopment of the property is consistent
19 with the proposed future land use designation of the property; and

20 WHEREAS, on September 27, 2006 the City Council, after careful
21 review and deliberation, including a review of staff's recommendation,
22 determined that it is in the best interests of the citizens of the City of Doral to
23 approve the modified Site Plan, subject to conditions;

24 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
25 THE CITY OF DORAL, FLORIDA THAT:**

26 **Section 1.** The City Council of the City of Doral hereby approves
27 Applicant's application for a site plan modification on the property generally
located on the Northwest corner of NW 74th Street and NW 107th Avenue,

1 Doral, Florida, and approval of the modified Declaration of Restrictions (“Exhibit
2 “B”); subject to the following conditions:

3 1. The applicant shall modify the existing Declaration of Restrictions to
4 decrease the maximum permitted number of units from 249 to 195.

5 2. The applicant shall provide adequate security (on site) during the entire
6 time of construction between the hours of 7:00 pm and 7:00 am; Monday
7 through Friday, and 24 hours during weekends and holidays; and

8 **Section 2.** This Resolution shall be recorded in the Public Records of
9 Miami-Dade County, Florida and the Applicant shall pay the costs of recording
10 said document.

11 **Section 3.** This resolution shall become effective upon its passage
12 and adoption by the City Council.

13 WHEREAS, a motion to approve the Resolution was offered by Vice
14 Mayor Cabrera, who moved its adoption. The motion was seconded by
15 Councilwoman Ruiz and upon being put to a vote, the vote was as follows:

16	Mayor Juan Carlos Bermudez	yes
17	Vice Mayor Peter Cabrera	yes
18	Councilmember Michael DiPietro	yes
19	Councilwoman Sandra Ruiz	yes
20	Councilmember Robert Van Name	yes

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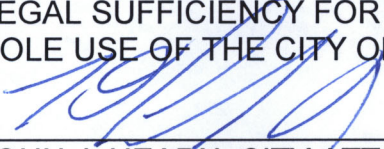
PASSED AND ADOPTED this 27th day of September, 2006.



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