

**RESOLUTION NO. 14-92**

**A RESOLUTION OF THE CITY OF DORAL COUNCIL SITTING AS THE LOCAL PLANNING AGENCY RECOMMENDING APPROVAL/DENIAL FOR (1) THE MODIFICATION OF CONDITION NO. 17 OF THE WESTPOINTE BUSINESS PARK DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER, TO ALLOW FOR THE DEVELOPMENT OF RESIDENTIAL USES WITH A MAXIMUM DENSITY OF 13 DWELLING UNITS PER GROSS ACRE LOCATED BETWEEN NW 87 AVENUE AND THEORETICAL NW 92 AVENUE FROM NW 33 STREET TO THEORETICAL NW 37 STREET, DORAL, FLORIDA, AND (2) REQUEST FOR A DETERMINATION FOR NON-SUBSTANTIAL DEVIATION FOR NOTICE OF PROPOSED CHANGE (NOPC) TO MODIFY THE EXISTING WESTPOINTE BUSINESS PARK DRI PURSUANT TO SECTION 380.06(19); PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Doral Luxury Patio Homes, LLC. ("Applicant") has requested a (1) modification of Condition No. 17 of the Development of Regional Impact (DRI) Development Order, last amended by Resolution Z08-08, to allow for the development of residential uses with a maximum density of 13 dwelling units per gross acre to be built within Block "A" located west of NW 91 Avenue and north of NW 33 Street, Doral, Florida, and (2) a substantial deviation determination for a Notice of Proposed Change (NOPC) to modify the existing Westpointe Business Park DRI pursuant to Sec. 380.06(19) of the Florida Statutes; and

**WHEREAS**, after careful review and deliberation, staff has determined that this application for a modification to the DRI does not constitute a substantial deviation as per section 380.06, Florida Statue and recommends approval of request to modify Condition No. 17 of the Westpointe Business Park DRI ; and

**WHEREAS**, on July 9, 2014 the City of Doral Council, sitting as the Local Planning Agency (LPA) held a quasi-judicial hearing and received testimony and evidence related

to the Application from the Applicant and other persons and found that the proposed request meets all applicable regulations;

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DORAL SITTING AS THE LOCAL PLANNING AGENCY THAT:**

**Section 1. Recitals.** The foregoing recitals are confirmed, adopted, and incorporated herein and made a part hereof by this reference.

**Section 2. Decision.** The proposed request meets all applicable regulations is/is not consistent with the City's Comprehensive Development Master Plan and Land Development Code, and is therefore approved/denied.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon adoption.

The foregoing resolution was offered by Councilwoman Ruiz, who moved its adoption. The motion was seconded by Councilwoman Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes

PASSED/DISAPPROVED and ADOPTED this 9 day of July, 2014.

  
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LUIGI BORIA, MAYOR

ATTEST:

  
\_\_\_\_\_  
BARBARA HERRERA, CITY CLERK

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

  
\_\_\_\_\_  
WEISS SEROTA HELFMAN PASTORIZA COLE & BONISKE, PL  
CITY ATTORNEY