

RESOLUTION Z05- 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING AN EXTENSION OF CONCURRENCY RESERVATION AND AN EXTENSION OF TIME FOR APPROVED T-PLAT T-21526-4EXT; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Jannette Villas at Doral ("Applicant"), has requested an Extension of Concurrency Reservation and an Extension of Time for approved T-Plat T-21526-4EXT; and

WHEREAS, the Applicant is in the process of obtaining a final plat through the Miami-Dade County Plat Department; however, it has not yet met all of the requirements set forth to be completed; and

WHEREAS, on June 18, 2003, the Applicant was approved for a tentative plat by the Miami-Dade County Plat Committee; and

WHEREAS, since that time, the Applicant has applied for one correction and two extensions, with the last extension being approved on December 30, 2004; and

WHEREAS, on January 28, 2005, this project was deferred at Plat Committee in order for the City to extend its concurrency; and

WHEREAS, staff has reviewed the County's concurrency review documents which were provided by the Applicant and did not note any changes to the project since concurrency was last reviewed; and

WHEREAS, the Applicant has requested an extension of time and concurrency in order for the property to be able to complete review at the final plat stage; and

WHEREAS, once the property finalizes the final plat review process with the County, Miami-Dade County will issue a letter to the City requesting an approval from the City for recordation; and

WHEREAS, at that time, the City will conduct a review of the submitted plans and bring the project before the City Council for approval as a final plat and release it for recordation; and

WHEREAS, Section 33G of the Metropolitan Dade County Code states that the subject property may be extended concurrency upon review of the levels of service established on the Comprehensive Development Master Plan and the t-plat may be extended for an additional year; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code and has been reviewed by a professional surveyor and mapper in accordance with Section 177.081(1), Florida Statutes; and

WHEREAS, Section 33-207.2 of the Metropolitan Dade County Code allows multiple family and townhome developments in the RU-4L District as long as it complies with all provisions indicated within the Article; and

WHEREAS, Section 33-207.2(B)(6) allows a maximum number of dwelling units to be determined on the basis of a total of eleven dwelling units per net acre; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code;

NOW, THEREFORE, BE IT RESOLVED 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 Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby approves the Extension of Concurrency Reservation for Jannette Villas at Doral to February 4, 2006.

Section 3. The City Council of the City of Doral hereby approves an Extension of Time for Jannette Villas at Doral to February 5, 2006.

Section 4. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

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

WHEREAS, a motion to approve the Resolution was offered by Councilman DiPietro, who moved its adoption. The motion was seconded by Councilwoman Ruiz 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 27th day of April, 2005.



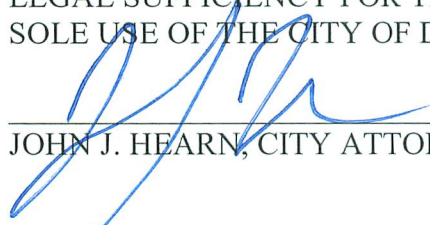
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CITY CLERK

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



JOHN J. HEARN, CITY ATTORNEY