



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE MIDTOWN PUD PHASE II MASTER DEVELOPMENT AGREEMENT, AS AMENDED FROM TIME TO TIME, AND THE MIDTOWN PUD PHASE II DECLARATION OF RESTRICTIONS, IN ORDER TO REMOVE CERTAIN RESTRICTIONS ON THE USE OF THE CLUB HOUSE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

On June 24, 2022, Century Midtown Properties, LLC ("Century"), Century Town Center 1 (CTC-1) and Century Town Center 2 (CTC-2), (collectively the "Applicant") executed a Declaration of Restrictions in favor of the City of Doral ("City"), a true and correct copy of the June 24, 2022 Century Declaration of Restrictions.

Paragraph 3., of the Declaration of Restrictions provided that the Clubhouse use would be specifically restricted to residents and their guests. The Applicant has requested that this paragraph be removed, and that the use of the Clubhouse be without any specific restrictions.

The City has requested, and the Applicant has accepted, that the removal of paragraph 3, be conditioned on the Applicant's proffer to not use the Clubhouse for any use that is not conforming and allowable by the City's Code of Ordinances.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments
12/8/21	Ord 2021-33	Approval

Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of less than \$50,000.

ATTACHMENT(S):

- A. Exhibit A - Second Modification to Master Development Agreement
- B. Exhibit B - Declaration of Restrictions
- C. Exhibit C – Application
- D. Attachment A - Legal Advertisement
- E. Draft Ordinance 2025-03