

RESOLUTION 14-149

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR DORAL COMMONS COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT NORTHWEST 74TH STREET BETWEEN NORTHWEST 104TH AVENUE AND NORTHWEST 107TH AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Terra Commons, LLC, ("Applicant") has requested approval for the final plat for Doral Commons Commercial Planned Unit Development, as described in Exhibit "A" attached hereto, generally located on Northwest 74th Street between NW 104th Avenue and NW 107th Avenue, in the City of Doral, Miami-Dade County, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on September 17, 2014 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; 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. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for Doral Commons Commercial Planned Unit Development, generally located on Northwest 74th Street between NW 104th Avenue and NW 107th Avenue, in the City of Doral, Miami-Dade County, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

Section 3. Recordation. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing resolution was offered by Councilmember Rodriguez Aguilera who moved its adoption. The motion was seconded by Councilmember Rodriguez 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 17 day of September, 2014.




LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



WEISS, SEROTA, HELFMAN, PASTORIZA
COLE AND BONISKE
CITY ATTORNEY

EXHIBIT “A”

DORAL COMMONS COMMERCIAL

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:

Schwelbke-Shiskin & Associates, Inc.

LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 • TEL. NO.(305)652-7010

AUGUST 2013

KNOW ALL MEN BY THESE PRESENTS:

THAT TERRA DORAL COMMONS COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED **DORAL COMMONS COMMERCIAL**, THE SAME BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

THE SOUTH 729.99 FEET OF THE WEST 1316.23 FEET OF SW 1/4 OF SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THEREFROM THAT PORTION LYING WITHIN THE RIGHT OF WAY, DEDICATED IN OFFICIAL RECORDS BOOK 25204 AT PAGE 0409 AND OFFICIAL RECORDS BOOK 26448 AT PAGE 4843 BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

LYING AND BEING IN SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY FLORIDA.

CITY OF DORAL PLAT RESTRICTIONS:

THAT NW 104th AVENUE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT NW 107th AVENUE AND NW 74th STREET, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, SWIMMING POOLS AND/OR AIR-CONDITIONERS

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

TRACT "B" AS SHOWN ON THE ATTACHED PLAT IS HEREBY RESERVED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF LIFT STATION FACILITIES AND SHALL BE OWNED AND MAINTAINED BY MIAMI-DADE COUNTY.

OWNER'S PLAT RESTRICTIONS:

THE UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF **DORAL COMMONS COMMERCIAL** IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS INDICATED WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART I), FLORIDA STATUTES

Schwelbke-Shiskin & Associates, Inc. (LB#87)

3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO.(305)652-7010 FAX NO.(305) 652-8284

BY:_____ SECRETARY AND TREASURER, DATE: _____

MARK STEVEN JOHNSON

PROFESSIONAL SURVEYOR AND MAPPER NO. 4775, STATE OF FLORIDA

IN WITNESS WHEREOF:

THAT TERRA DORAL COMMONS COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY DAVID MARTIN, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS_____DAY OF_____ A.D. 20____.

TERRA DORAL COMMONS COMMERCIAL, LLC,
a Florida Limited Liability Company

WITNESS: _____

PRINT NAME: _____

BY: _____

MANAGER

PRINT NAME: DAVID MARTIN

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS **I HEREBY CERTIFY:** THAT ON THIS DAY, PERSONALLY **COUNTY OF MIAMI-DADE** APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DAVID MARTIN, MANAGER OF TERRA DORAL COMMONS COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS_____DAY OF_____ A.D., 20____.

COMMISSION NO.:_____

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MY COMMISSION EXPIRES:_____

PRINT NAME: _____

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS:

THAT FDG DORAL COMMONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED OCTOBER 18, 2012 AND RECORDED ON OCTOBER 24, 2012 IN OFFICIAL RECORDS BOOK 28327 AT PAGE 2798, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS

IN WITNESS WHEREOF:

THAT FDG DORAL COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY KOLLEEN O. P. COBB, ITS VICE-PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES, THIS_____DAY OF_____ A.D. 20____.

FDG DORAL COMMONS, LLC
a Florida Limited Liability Company

WITNESS: _____

PRINT NAME: _____

BY: _____

VICE-PRESIDENT

PRINT NAME: KOLLEEN O. P. COBB

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS **I HEREBY CERTIFY**THAT ON THIS DAY, PERSONALLY **COUNTY OF MIAMI-DADE** APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, KOLLEEN O. P. COBB, VICE-PRESIDENT OF FDG DORAL COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS_____DAY OF_____ A.D.,2012.

COMMISSION NO.:_____

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MY COMMISSION EXPIRES:_____

PRINT NAME: _____

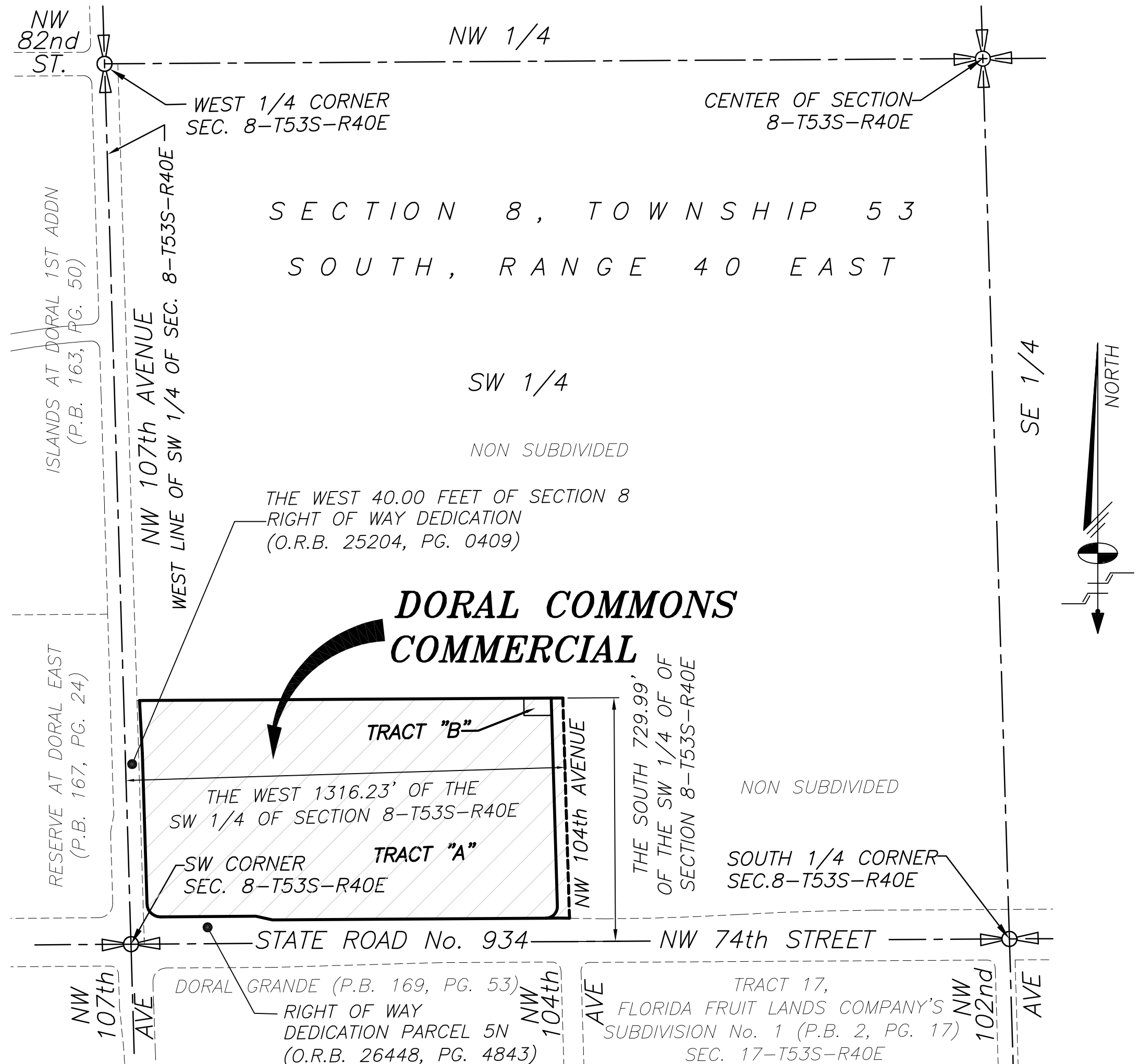
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK _____

PAGE _____

SHEET 1 OF 2 SHEETS



LOCATION MAP

SOUTHWEST 1/4 , SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

CITY OF DORAL APPROVAL:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 20____.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DORAL IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES

ATTEST:_____ CITY CLERK

BARBARA HERRERA-HILL

BY:_____ MAYOR

LUIGI BORJA

MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28, OF THE MIAMI-DADE COUNTY CODE CERTIFIED THIS_____DAY OF _____ A.D. 20____.

BY:_____DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS_____DAY OF _____ A.D.20____.

BY:_____ COUNTY ENGINEER

BY:_____DIRECTOR

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

RECORDING STATEMENT:

FILED FOR RECORD, THIS_____DAY OF_____ A.D., 20____, AT_____M., IN BOOK_____ OF PLATS, AT PAGE_____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT COURT

BY:_____DEPUTY CLERK

