



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a **Council Zoning Hearing** on **Thursday, November 15, 2018, beginning at 6:00 PM**, to consider the following final plat application. This meeting will be held at the **City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166**. The proposed final plat application applies to the property shown on the map below.

RESOLUTION No. 18-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR DOWNTOWN DORAL SOUTH PHASE TWO, GENERALLY LOCATED ON THE NORTH SIDE OF NW 41 STREET BETWEEN THEORETICAL NW 80 AVENUE AND THEORETICAL NW 86 AVENUE, CITY OF DORAL, FLORIDA, 33166; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 18-11-DOR-01

OWNER AND APPLICANT: CC Homes at Doral LLC, CC-WCD TIC, LLC, White Course Lennar, LLC and Downtown Doral South Community Development District.

PROJECT NAME: Downtown Doral South Phase Two Final Plat

LOCATION: The subject property is generally located on the north side of NW 41 Street between theoretical NW 80 Avenue and theoretical NW 86 Avenue, City of Doral, Florida, 33166.

SIZE OF PROPERTY: 85.98± acres

Folio No.: 35-3022-002-0015 and portions of: 35-3022-000-0011, 35-3022-000-0015, 35-3022-000-0018, 35-3022-000-0110 and 35-3022-002-0010.

LAND USE CATEGORY: Downtown Mixed-Use (DMU); Urban Central Business District Overlay

ZONING DISTRICT: Downtown Mixed-Use (DMU)

REQUEST: The applicants, CC Homes at Doral LLC, CC-WCD TIC, LLC, White Course Lennar, LLC and Downtown Doral South Community Development District are requesting approval of a final plat for Downtown Doral South Phase Two.

LEGAL DESCRIPTION: A PORTION OF, REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA AND A PORTION OF THE RIGHT-OF-WAY FOR N.W. 84 AVENUE, WHICH LIES WITHIN THE SOUTH 3/4 OF THE S.W. 1/4 OF SAID SECTION 22, AS SHOWN ON SAID PLAT OF, REVISED PLAT OF ORIZABA, AS CLOSED VACATED AND ABANDONED PURSUANT TO RESOLUTION 1403-70, AS RECORDED IN OFFICIAL RECORDS BOOK 7051 AT PAGE 585 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S88°36'17"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 2190.63 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S27°22'42"E FOR A DISTANCE OF 38.61 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 30.83 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 62.67 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 94.00 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 29.26 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 121.67 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 0.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 21.33 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 0.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 9.92 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 21.50 FEET; THENCE N37°28'49"E FOR A DISTANCE OF 12.17 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 20.67 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 31.33 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 0.83 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 73.73 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S10°30'16"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 11°53'58" FOR AN ARC DISTANCE OF 20.77 FEET TO A POINT OF NON-TANGENCY; THENCE S01°23'43"W FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S01°23'43"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°46'25" FOR AN ARC DISTANCE OF 25.11 FEET TO A POINT OF TANGENCY; THENCE S62°37'18"W FOR A DISTANCE OF 71.67 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 840.31 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 29°08'19" FOR AN ARC DISTANCE OF 38.14 FEET TO A POINT OF TANGENCY; THENCE S01°45'36"W FOR A DISTANCE OF 121.49 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 10.00 FEET; THENCE S01°45'36"W FOR A DISTANCE OF 555.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS N38°06'05"E; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 36°21'24" FOR AN ARC DISTANCE OF 17.13 FEET TO A POINT OF TANGENCY; THENCE S88°15'19"E, ALONG A LINE PARALLEL TO AND 92.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, FOR A DISTANCE OF 200.95 FEET; THENCE S74°45'34"E FOR A DISTANCE OF 51.42 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A", SAID POINT ALSO BEING ON A LINE PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SAID LINE ALSO BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET; THENCE S88°15'19"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 360.11 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°05'50"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 1922.02 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE N88°38'07"W, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 661.48 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE N88°36'17"W, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22 FOR A DISTANCE OF 456.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

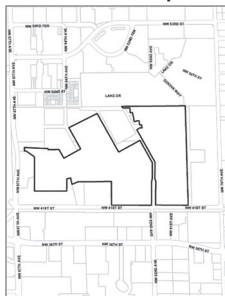
COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE N88°15'19"W, ALONG SAID LINE 80.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET, FOR A DISTANCE OF 301.96 FEET; THENCE N88°14'24"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET AND ALONG A LINE PARALLEL TO AND 80.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR A DISTANCE OF 54.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS N01°45'36"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 44°43'30" FOR AN ARC DISTANCE OF 21.08 FEET TO A POINT OF NON-TANGENCY; THENCE N01°45'36"E FOR A DISTANCE OF 521.18 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 10.00 FEET; THENCE N01°45'36"E FOR A DISTANCE OF 97.51 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 286.00 FEET, THROUGH A CENTRAL ANGLE OF 29°08'19" FOR AN ARC DISTANCE OF 145.45 FEET TO A POINT OF TANGENCY; THENCE N27°22'42"W FOR A DISTANCE OF 558.48 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 412.00 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 750.29 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 15°34'39" FOR AN ARC DISTANCE OF 20.39 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, A RADIAL LINE FROM SAID POINT BEARS S01°18'07"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 28°40'49", FOR AN ARC DISTANCE OF 12.51 FEET TO A POINT OF TANGENCY; THENCE S62°37'18"W FOR A DISTANCE OF 600.26 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 334.95 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 401.50 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 326.55 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 110.00 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 84.00 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 110.00 FEET; THENCE S27°22'42"E FOR A DISTANCE OF 181.80 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 48.59 FEET; THENCE S88°14'24"E FOR A DISTANCE OF 409.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTH; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1035.00 FEET, THROUGH A CENTRAL ANGLE OF 02°45'38" FOR AN ARC DISTANCE OF 49.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTH, A RADIAL LINE FROM SAID POINT BEARS N10°41'03"E; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 310.00 FEET, THROUGH A CENTRAL ANGLE OF 22°34'28" FOR AN ARC DISTANCE OF 122.14 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTH; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 276.00 FEET, THROUGH A CENTRAL ANGLE OF 07°24'36" FOR AN ARC DISTANCE OF 35.69 FEET TO A POINT OF NON-TANGENCY; THENCE S01°45'36"W FOR A DISTANCE OF 449.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS N55°18'17"W; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 57°03'53", FOR AN ARC DISTANCE OF 27.89 FEET TO A POINT OF CUSP AND THE INTERSECTION WITH A LINE 80.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, AND THE NORTH RIGHT-OF-WAY LINE OF NW 41ST STREET; THENCE S88°14'24"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 812.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: (LAKE TRACT)

A PORTION OF, REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "A" OF "WHITE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°45'36"E FOR A DISTANCE OF 90.56 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE N87°45'36"E FOR A DISTANCE OF 43.68 FEET, THE NEXT SIX (6) COURSES AND DISTANCES BEING ALONG THE BOUNDARY LINES OF "WHITE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157 AT PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 1) THENCE S53°14'24"E FOR A DISTANCE OF 200.00 FEET; 2) THENCE S01°45'36"W FOR A DISTANCE OF 665.00 FEET; 3) THENCE S88°14'24"E FOR A DISTANCE OF 630.00 FEET; 4) THENCE N01°45'36"E FOR A DISTANCE OF 239.29 FEET; 5) THENCE N78°45'36"E FOR A DISTANCE OF 75.00 FEET; 6) THENCE S11°14'24"E FOR A DISTANCE OF 139.95 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 75.05 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 181.80 FEET; THENCE N62°37'18"E FOR A DISTANCE OF 110.00 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 84.00 FEET; THENCE S62°37'18"W FOR A DISTANCE OF 110.00 FEET; THENCE N27°22'42"W FOR A DISTANCE OF 486.86 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 280.50 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 18.07 FEET; THENCE N88°36'17"W FOR A DISTANCE OF 333.66 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 47.34 FEET; THENCE S87°45'36"W FOR A DISTANCE OF 27.28 FEET; THENCE S02°14'24"E FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

Location Map



Information relating to the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department located at **8401 NW 53rd Terrace, Doral, FL 33166**. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, **8401 NW 53rd Terrace, Doral, FL 33166**. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

NOTE: If you are not able to communicate, or are not comfortable expressing yourself, in the English language, it is your responsibility to bring with you an English-speaking interpreter when conducting business at the City of Doral during the zoning application process up to, and including, appearance at a hearing. This person may be a friend, relative or someone else. A minor cannot serve as a valid interpreter. The City of Doral DOES NOT provide translation services during the zoning application process or during any quasi-judicial proceeding.

NOTA: Si usted no está en capacidad de comunicarse, o no se siente cómodo al expresarse en inglés, es de su responsabilidad traer un intérprete del idioma inglés cuando trate asuntos públicos o de negocios con la Ciudad de Doral durante el proceso de solicitudes de zonificación, incluyendo su comparecencia a una audiencia. Esta persona puede ser un amigo, familiar o alguien que le haga la traducción durante su comparecencia a la audiencia. Un menor de edad no puede ser intérprete. La Ciudad de Doral NO suministra servicio de traducción durante ningún procedimiento o durante el proceso de solicitudes de zonificación.

Connie Diaz, CMC
City Clerk
City of Doral